



THE
A-TEAM

**RE/MAX
FIRST**

2200 WOODVIEW Drive #605, Calgary T2W 3N6

MLS® #: **A2177315**

Area: **Woodlands**

Listing Date: **11/06/24**

List Price: **\$287,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area
Abv Sqft: **854**
Low Sqft:
Ttl Sqft: **854**

DOM

15
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 8`3"	Bedroom	Main	7`3" x 12`5"
Dining Room	Main	10`7" x 12`11"	Kitchen	Main	8`2" x 8`11"
Living Room	Main	10`11" x 14`3"	Bedroom - Primary	Main	10`11" x 12`3"
Furnace/Utility Room	Main	10`6" x 8`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$371

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 0712428

Remarks

Pub Rmks: **Step into the bright and sunny embrace of this main floor condo, complete with a charming front patio and entirely reimagined interior! Freshly painted and meticulously upgraded, this condo features beautiful new LVP flooring, stylish lighting, and a pristine feel that offers a “like-new” experience. Ideal as an investment or the perfect one-level townhome, this residence is ready to impress. The heart of the home, a completely renovated kitchen, boasts gleaming stainless-steel appliances, brand-new countertops, and a central island with a raised breakfast bar—all set against elegant luxury vinyl plank flooring. Just steps away, the spacious, sunlit family room invites relaxation, with a private front entry that welcomes you home. The expansive dining area flows seamlessly from the kitchen, creating an open-concept layout that’s perfect for entertaining. Tucked away behind a chic sliding barn door, the laundry area features a brand-new washer and dryer, along with a large storage space. You’ll also find a generously sized utility room for added convenience. Down the hall, the beautifully updated bathroom shines with a soaker tub and ample storage, while two sizable bedrooms offer peaceful retreats. Outside, assigned powered parking adds to the ease of living. Nestled in the quiet Sierra Gardens complex, this condo is steps away from everything you need—close to shopping, top-rated schools, parks, playgrounds, and city transit. Enjoy the natural beauty of Fish Creek and Glenmore Parks, recreational fun at Southland Leisure Centre, and the convenience of nearby Costco and quick access to Stoney and Deerfoot Trail.**

Inclusions: **NA**
Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







