



THE
A-TEAM

**RE/MAX
FIRST**

2200 WOODVIEW Drive #1003, Calgary T2W 3N6

MLS®#: **A2180375** Area: **Woodlands** Listing Date: **11/21/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **992**
 Low Sqft:
 Ttl Sqft: **992**

Access:
 Lot Feat: **Few Trees, Landscaped**
 Park Feat: **Stall**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, Playground, Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`4" x 7`0"	Living Room	Main	12`11" x 15`7"
Balcony	Main	11`4" x 4`9"	Kitchen	Main	8`11" x 9`10"
Laundry	Main	11`1" x 5`7"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	10`7" x 7`7"	Bedroom - Primary	Second	11`3" x 9`11"
Furnace/Utility Room	Second	7`8" x 4`11"	Entrance	Lower	3`0" x 9`10"

Legal/Tax/Financial

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0712428**

Remarks

Pub Rmks: **Ideal for a first-time buyer or an investor. Fully renovated townhouse, 2 bedrooms with large closets and one full size bath. Bright main floor is open concept with lots of cupboard space in the kitchen with a 3-in-1 oven, duo flex, true convection, electric range. The living room patio door opens to a large private balcony. Comes with 1 car parking stall, in-suite laundry as well as tons of storage space. This townhouse was professionally renovated with high end materials and standards. The renovations include new luxury vinyl plank flooring throughout main floor and new carpet in bedrooms. Kitchen has a brand-new quartz countertop and herringbone tile backsplash. All new lighting and plumbing. Bathroom was redone with large format tile and new plumbing fixtures. Complex is situated in the peaceful, pet friendly, Sierra Gardens. You're less than a 20 min walk to Fish Creek Park and its many trails. Plus, walking distance to schools, shopping and other great amenities.**

Inclusions:
Property Listed By: **na**
RE/MAX Complete Realty

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









