

2200 WOODVIEW Drive #108, Calgary T2W3N6

MLS® #: **A2185533** Area: **Woodlands** Listing Date: **01/09/25** List Price: **\$325,000**
 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:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **851**
 Low Sqft:
 Ttl Sqft: **851**

DOM
13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

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

Access:
 Lot Feat: **Few Trees,Low Maintenance Landscape**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Ext Feat: **Lighting** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	7`8" x 9`2"
Dining Room	Main	11`3" x 13`1"	Kitchen	Main	7`5" x 8`6"
Living Room	Main	11`9" x 14`7"	Bedroom - Primary	Main	10`4" x 17`10"

Legal/Tax/Financial

Condo Fee: **\$352** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc: 0712428

Fee Freq:
Monthly

Remarks

Pub Rmks: **This 851 sq.ft bungalow style, 2 bedrooms , end unit townhouse is located in SW in popular Sierra Gardens. Home is on the North edge of the complex facing onto detached homes and only steps away from city park with playground. Home features newer laminate flooring, fresh paint and in suite laundry. Great condo with reasonable condo fees, in established neighborhood with great proximity to Fish Creek Park, Glenmore Park, Shopping and schools. Great buy for Investors or First Time Buyers.**

Inclusions: none
Property Listed By: Maxwell Capital Realty

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





