



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2200 WOODVIEW Drive #1007, Calgary T2W 3N6**

MLS® #: **A2195271**

Area: **Woodlands**

Listing Date: **02/19/25**

List Price: **\$264,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 11-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,077**  
Low Sqft:  
Ttl Sqft: **1,077**

DOM

**45**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Low Maintenance Landscape  
Assigned,Stall**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Open Floorplan,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 8`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 8`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 5`0"</b>
<b>Foyer</b>	<b>Lower</b>	<b>9`9" x 2`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 13`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`0" x 5`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 8`8"</b>
<b>Furnace/Utility Room</b>	<b>Second</b>	<b>7`7" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`6" x 4`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$446**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0712428**

Remarks

Pub Rmks: **Welcome to this charming 2-storey townhouse in the tree-lined community of Woodlands, Calgary! Walk up to this open-concept home featuring a spacious living room with laminate flooring, a well-equipped kitchen with crisp white cabinetry/ample storage, and a dining area and living room perfect for entertaining. Step onto your balcony just off the living room to enjoy the fresh air. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a walk-in closet, plus an updated 4-piece bathroom. The home also offers a convenient laundry room with built-in shelving for even more storage. Assigned parking is also included. Located just steps from Woodlands School, playgrounds, and tennis courts, and kitty-corner to Woodview Park. Enjoy nearby amenities, including a strip mall with a daycare and convenience store, plus easy access to Canyon Meadows Golf Course, Stoney Trail and the stunning trails of Fish Creek Park. Don't miss this fantastic opportunity—book your showing today!**

Inclusions: **Appliances are believed to all be working but sold "as-is"**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









