

2200 WOODVIEW Drive #305, Calgary T2W 3N6

A2196755 Woodlands Listing 02/25/25 List Price: **\$275,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Row/Townhouse City/Town: Calgary

1978 Year Built: Abv Saft: 914 Lot Information Low Sqft:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

1.0 (1 0)

Bungalow

Ttl Sqft: 914 Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: Back Yard, Backs on to Park/Green Space, Landscaped

Park Feat: Assigned, Stall

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stucco, Wood Frame, Wood Siding

Flooring:

Ext Feat: **Private Entrance** Laminate, Tile Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Int Feat: Closet Organizers, Kitchen Island, Open Floorplan

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions**

Legal/Tax/Financial

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

> Fee Freq: Monthly

Legal Desc: 0712428

Sewer:

Pub Rmks:

Updated and fantastic location, this 2 bedroom bungalow is sure to impress! Ground floor unit that fronts west onto a park with a private patio out the front door. This rare, concrete building features modern laminate and tile flooring throughout, a functional layout with open living/dining room and a well equipped kitchen with timeless white cabinetry, center island and open beam accent. Two over-sized bedrooms, a 4 piece bathroom and laundry room complete this home. Don't overlook the ample storage space and separate hot water tank and furnace. Enjoy summer evenings on your sunny west patio and as well as the quick access to Fish Creek Park, public transportation and amenities. Well managed condo corporation and fantastic community...don't miss out!

Inclusions:

Property Listed By: Real Broker

N/A

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







