



THE
A-TEAM

**RE/MAX
FIRST**

2200 WOODVIEW Drive #1101, Calgary T2W 3N6

MLS® #: **A2200779**

Area: **Woodlands**

Listing Date: **03/12/25**

List Price: **\$265,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 28-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **914**
Low Sqft:
Ttl Sqft: **914**

DOM

24
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: **Low Maintenance Landscape**
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`6" x 8`0"
Dining Room	Main	9`0" x 7`9"
Bedroom	Main	14`10" x 7`4"
Foyer	Main	6`7" x 5`9"
Laundry	Main	8`4" x 2`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`10" x 11`11"
Bedroom - Primary	Main	17`10" x 11`0"
4pc Bathroom	Main	7`7" x 4`11"
Furnace/Utility Room	Main	8`7" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$396

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0712428**

Remarks

Pub Rmks: **Great opportunity for investor or first time buyer in the tree-lined community of Woodlands, Calgary! This bungalow style townhouse features a spacious living room with laminate flooring, dining area and an updated kitchen with black appliances. Down the hall you will find two generously sized bedrooms plus a 4-piece bathroom and a convenient laundry. 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: **N/A**
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





