



THE
A-TEAM

**RE/MAX
FIRST**

200 COMMUNITY #2216, Okotoks T1S 2L2

MLS® #: **A2201184**

Area: **Woodhaven**

Listing Date: **03/10/25**

List Price: **\$269,900**

Status: **Active**

County: **Foothills County**

Change: **-\$5k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Okotoks

Year Built:

2007

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

658

Low Sqft:

Ttl Sqft:

658

DOM

36

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home,See Remarks

Utilities:

Room Information

Room

Dining Room

Bedroom - Primary

Living Room

Level

Main

Main

Main

Dimensions

5`1" x 8`8"

12`9" x 10`0"

20`7" x 20`8"

Room

Flex Space

Kitchen

4pc Bathroom

Level

Main

Main

Main

Dimensions

4`11" x 6`9"

9`7" x 8`4"

0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$427

Fee Simple

NC

Fee Freq:

Monthly

Legal Desc:

0714977

Remarks

Pub Rmks:

Welcome to Calvanna Village, a vibrant 55+ community offering modern amenities, a welcoming atmosphere, and a true sense of belonging. Enjoy access to a clubhouse, games room, fitness space, and pool table—all just steps from your door. This well-designed apartment is perfectly located near shopping, groceries, and essential services, ensuring convenience at every turn. The kitchen features warm cabinetry and ample counter space. A bright and airy living room, enhanced by large windows, opens onto a private balcony with glass railing—perfect for fresh air and peaceful views. The cozy bedroom boasts a generous window and a closet for wardrobe essentials, while the bathroom offers a tub/shower combo and a vanity for extra storage. Thoughtful design continues with a stackable washer/dryer in the kitchen along with a spare room for additional storage space or an office! Neutral paint and carpeting provide a soothing backdrop, ready for your personal touch. Enjoy the convenience of underground parking and a secure storage locker. This charming home is designed for comfort, ease, and an enjoyable lifestyle. Easy to show!

Inclusions:

n/a

Property Listed By:

Century 21 Foothills Real Estate

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









