



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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604, 2200 Woodview Drive SW  
Calgary, Alberta

MLS # A2234862



**\$275,000**

|           |                           |        |                   |
|-----------|---------------------------|--------|-------------------|
| Division: | Woodlands                 |        |                   |
| Type:     | Residential/Five Plus     |        |                   |
| Style:    | Townhouse                 |        |                   |
| Size:     | 853 sq.ft.                | Age:   | 1978 (47 yrs old) |
| Beds:     | 2                         | Baths: | 1                 |
| Garage:   | Off Street, Stall         |        |                   |
| Lot Size: | -                         |        |                   |
| Lot Feat: | Low Maintenance Landscape |        |                   |

|             |                                                                         |            |           |
|-------------|-------------------------------------------------------------------------|------------|-----------|
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -         |
| Floors:     | Carpet, Laminate, Tile                                                  | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | \$ 353    |
| Basement:   | None                                                                    | LLD:       | -         |
| Exterior:   | Stucco, Wood Frame                                                      | Zoning:    | M-C1 d100 |
| Foundation: | Poured Concrete                                                         | Utilities: | -         |
| Features:   | Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage |            |           |

**Inclusions:** Fridge, Stove, Dishwasher, Washer & Dryer

Situated in the desirable community of Woodlands, this bright and well-maintained home is perfect for first time buyers, downsizes, or investors. The functional layout features a spacious kitchen with plenty of counter space & central island, a large living room ideal for relaxing or entertaining, a dedicated dining area, in-suite laundry, and storage throughout. This home features 2 good sized bedrooms and a shared 4pc bathroom (tub/shower combo), offering comfortable and practical living. Enjoy the convenience of an assigned parking stall and an unbeatable location just steps from Fish Creek Provincial Park, schools, transit, and all major amenities, with quick access to Stoney Trail for easy commuting. Whether you're looking to call it home or add a great property to your rental portfolio, this is a fantastic opportunity. Don't miss out, schedule your showing today! \*Please note this property is vacant and some images are virtually staged!\*