

# \$400,000 - 2187 Woodview Drive Sw, Calgary

MLS® #A2236850

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.04 Acres

Woodlands, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY, JULY 20 FROM 1:00 TO 3:00 pm \*\*\* NO MONTHLY CONDO FEES HERE AND YOU OWN THE LAND!! \*\*\*

Calling all first time home buyers and savvy investors. Bright 2 storey townhouse with sunny south facing fenced backyard and double parking. Original condition. Perfect opportunity to make it your own with a fresh coat of paint and new flooring. The main floor offers an inviting living space with large windows surrounding the wood burning fireplace. The well-designed kitchen with window overlooking the backyard seamlessly opens up to a dining room area, making it an ideal setting for entertaining guests or enjoying family meals. Includes all 5 appliances. Hood fan is ducted vented to the outside. Matching washer dryer. The main floor is completed with a practical 2 piece powder room at the back so you don't have to share your bathroom space with your guests. The basement offers additional living space with rec room, office, 2 pce bath and laundry and R/I plumbing for bar sink. Shingles replaced in September 2016 with Owens Corning TruDefinition Duration Shingles with SureNail Technology, complete with drip edges, ice & water underlayment paper and roof vents, etc. Maintenance free vinyl siding. Fences and gates replaced in July 2013. Upgraded with talking smoke & carbon monoxide alarms. Furnace and water tank inspected June 23, 2025. SUNNY SOUTH facing FENCED backyard with patio stones, river rock, mature lilac and dogwood for



privacy and shade with gate to parking. One remarkable feature of this property is the absence of condo fees. The convenient location is unbeatable, close to shopping (Safeway/Starbucks/Shoppers/Post Office/Dollarama/Tim Hortons/Pub/Patisserie du Soleil Bakery Cafe in Woodbine square), Fish Creek Park and Max Yellow BRT (Bus Rapid Transit) to whisk you downtown. Close to the new Costco and Shopping area connecting to the ring road for quick access to anywhere in the city and Mountains. Walk to Woodlands Elementary School. Upper den could be converted to bedroom. Welcome to your new home in Wonderful Woodlands. Easy to view. Vacant for flexible move in date. Call your favorite realtor to schedule a private tour today!

Built in 1978

### **Essential Information**

MLS® #	A2236850
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,129
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2187 Woodview Drive Sw
Subdivision	Woodlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W3N8

### Amenities

Parking Spaces	2
Parking	Off Street, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	15
Zoning	M-CG d50

### Listing Details

Listing Office	CIR Realty
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