



2111, 200 Community Way  
Okotoks, Alberta

MLS # A2297830



**\$339,000**

<b>Division:</b>	Woodhaven		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*\*Reduced by \$10K\*\*** Welcome to Calvanna Village—an exceptional 55+ community known for its vibrant atmosphere and strong sense of connection. This bright and beautifully updated main-floor unit offers nearly 900 sq ft of comfortable living, featuring 2 bedrooms, 2 full bathrooms, in-suite laundry, and new vinyl plank flooring with fresh paint throughout. The open-concept layout includes a spacious kitchen with maple cabinetry, flowing into a large, sun-filled living and dining area—perfect for both everyday living and entertaining. The two generously sized bedrooms include a primary suite with full ensuite, offering both comfort and privacy. Calvanna is loved for its welcoming, close-knit community and low-maintenance lifestyle. Residents enjoy a variety of amenities including a clubhouse with social activities, fitness equipment, games room with pool table and table tennis, and inviting common areas to gather with friends and neighbours. This unit also includes underground parking and a storage locker. Ideally located within walking distance to shopping, restaurants, grocery stores, pharmacies, banks, the Okotoks Senior Centre, and scenic river pathways. A wonderful opportunity to enjoy easy, connected living in a highly sought-after community.