



GRASSROOTS
REALTY GROUP

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2187 Woodview Drive SW
Calgary, Alberta

MLS # A2322689



\$450,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Enjoy a setting where thoughtful updates, everyday functionality and a convenient southwest location come together in this move-in ready 2 storey townhome with no condo fees. Nestled in the established community of Woodlands, this home places parks, schools, recreation and shopping within easy reach while pairing that convenience with a sunny south-facing backyard and 2 off-street parking stalls. Warm luxury vinyl plank flooring carries throughout the main and upper levels, creating a cohesive and low-maintenance living environment. Gather with family and friends in the inviting living room where an updated woodburning fireplace serves as a cozy focal point between large windows. Thoughtful renovations have opened sightlines between the principal rooms through a wall cutout that encourages conversation and enhances the sense of space. Preparing meals feels comfortable in the well-designed kitchen featuring updated cabinetry, upgraded pot lighting, a peninsula island and a large window overlooking the backyard. Adjacent dining space accommodates both everyday meals and weekend get-togethers with ease. A modernized powder room adds style and convenience to the main floor layout. Upstairs, flexible bonus space adapts to changing needs whether you envision a home office, hobby area, reading nook or place to gather at the end of the day. Two generously sized bedrooms share a 4-piece bathroom while the continued luxury vinyl plank flooring adds durability and visual continuity. Downstairs, a spacious recreation room expands the living area with room for movie nights, games, fitness equipment or children's play space. Added flexibility comes from a 3-piece bathroom while abundant storage helps keep seasonal items and household essentials organized. Outside, the private south-facing backyard encourages relaxation with patio stone seating

areas, decorative river rock and mature lilac and dogwood trees that contribute privacy, shade and seasonal colour. Direct gate access to the rear parking area keeps daily routines simple with 2 dedicated off-street stalls. Minutes from Woodview Park, schools, tennis courts and Canyon Meadows Golf and Country Club, this location also connects easily to Fish Creek Park, Woodbine Square shopping amenities, transit, Buffalo Run retail services and Stoney Trail for efficient travel throughout the city. Walkable conveniences and meaningful updates make this an excellent opportunity for buyers seeking comfortable living without condo fees.