

# \$429,900 - 2183 Woodview Drive Sw, Calgary

MLS® #A2247138

**\$429,900**

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Residential on 0.06 Acres

Woodlands, Calgary, Alberta

**\*\*OPEN HOUSE â€“ SATURDAY, AUGUST 16, 2025 | 10 AMâ€“12 PM\*\***

**\*\*\*END UNIT â€“ NO CONDO FEES â€“**

**SUNNY SOUTH BACKYARD\*\*\***Perfect for

first-time buyers or investors, this bright and inviting 2-storey townhouse offers the perfect blend of comfort and convenience. The main floor features an OPEN PLAN spacious living room with large windows surrounding a cozy wood-burning FIREPLACE, and a well-designed kitchen with a backyard view that flows effortlessly into the dining area â€“ ideal for entertaining. A two-piece bathroom room is tucked away at the rear for added privacy. The OPEN basement is ready for future development and includes laundry with an UPDATED WASHER and DRYER. Upstairs youâ€™™ll find three bedrooms and a beautifully recently renovated full bathroom. Recent updates include roof shingles replaced in 2015, a NEW FURNACE and AIR CONDITIONING unit installed in 2021, and a sunny, fenced and LANDSCAPED backyard with a LARGE DECK, storage SHED, and BBQ gas line. Located just steps from Woodbine Squareâ€™™s shops and cafÃ©s, minutes from Fish Creek Park and the Max Yellow BRT for a quick commute downtown, and close to the new Costco, shopping plaza, and ring road for fast access to the city or the mountains. Woodlands Elementary School is within walking distance, making this home as practical as it is appealing. Vacant, move-in ready, and offering flexible possession â€“ this



is your chance to call Wonderful Woodlands home. Schedule your private showing today.

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247138      |
| Price          | \$429,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,137         |
| Acres          | 0.06          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2183 Woodview Drive Sw |
| Subdivision | Woodlands              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 3N8                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |

|              |                  |
|--------------|------------------|
| Fireplaces   | Wood Burning     |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 3                 |
| Zoning         | M-CG d50          |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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