

\$415,000 - 2187 Woodview Drive Sw, Calgary

MLS® #A2236850

\$415,000

3 Bedroom, 3.00 Bathroom, 1,129 sqft
Residential on 0.04 Acres

Woodlands, Calgary, Alberta

*** OPEN HOUSE - SUNDAY, JULY 6th time -
TBV *** 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. This townhome layout is years ahead
of its time with practical spaces that allow for
entertaining and comfortable living. 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. One remarkable feature
of this property is the absence of condo fees.
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 stone, river rock, mature lilac and dogwood for privacy and shade with gate to parking. The convenient location is unbeatable, close to shopping (Safeway/Starbucks/Shoppers/Post Office/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. Upper loft could be converted to 3rd 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! Did we mention NO CONDO FEES!

Built in 1978

Essential Information

MLS® #	A2236850
Price	\$415,000
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
Zoning	M-CG d50

Listing Details

Listing Office	CIR Realty
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