

# \$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  
11:00 to 1:00 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. 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 stones,



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 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! 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  
Days on Market 1  
Zoning M-CG d50

### Listing Details

Listing Office CIR Realty

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