

\$569,900 - 2224 Woodview Drive Sw, Calgary

MLS® #A2150444

\$569,900

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.15 Acres

Woodlands, Calgary, Alberta

Steps from Fish Creek Park this 3 bedroom/2 bathroom home has freshly painted walls, new carpet in the bedrooms, updated kitchen, new LED lighting and sits on a large private lot. With newer windows(2017), roof (approx 2011) and mid efficient furnace(2006) the home and its main components are solid. Set back from the roadway with the detached garage in front, this unique configuration along with mature trees provides a surprising amount of privacy from surrounding homes. The spacious entryway leads to the first of two main floor living spaces, featuring a vaulted ceilings and large south facing window overlooking the expansive front yard. The eat in kitchen provides a large pantry, stainless steel appliances, plenty of cabinet and counter space along with room for a large table. The second living space is highlighted by a wood burning fireplace and French doors leading to the side yard complete with a deck and concrete patio blocks perfect for a hot tub. Down the hall there is a full bathroom, 3 bedrooms including the spacious primary with its own private ensuite bathroom. The separate entrance at the rear of the home provides access to the stairs leading to the untouched basement which has never been developed, so it's a fresh starting point for future development. The homes layout is ideal for those wanting to add a basement suite(subject to city approval). The double detached garage is fully insulated with a tall ceiling and electrical sub panel. Located in the



heart of Woodlands surrounded by neighbourhood amenities, it's a short walk to convenience stores, pubs, schools, grocery stores, not to mention Fish Creek Provincial park is just a few blocks away. With the addition of the Costco and Shops at Buffalo Run located along nearby Stoney Trail, the community is a true gem that anyone would be lucky to call home.

Built in 1976

Essential Information

MLS® #	A2150444
Price	\$569,900
Sold Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2224 Woodview Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2Y5

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	French Door, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Glass Doors, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard
Lot Description	Dog Run Fenced In, Front Yard, Garden, Landscaped, Level, Private, Rectangular Lot, Treed, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 29th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.