

# \$425,000 - 2416 Woodview Drive Sw, Calgary

MLS® #A2236196

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.08 Acres

Woodlands, Calgary, Alberta

OPEN HOUSE SUN JULY 6th 2-4 PM Psst, you guys, i need to tell you about somethingâ€” thereâ€™s a duplex on a quiet, tree-lined street in the SW neighborhood of Woodlands for \$425,000â€”and itâ€™s kind of the unicorn we didnâ€™t think existed anymore.

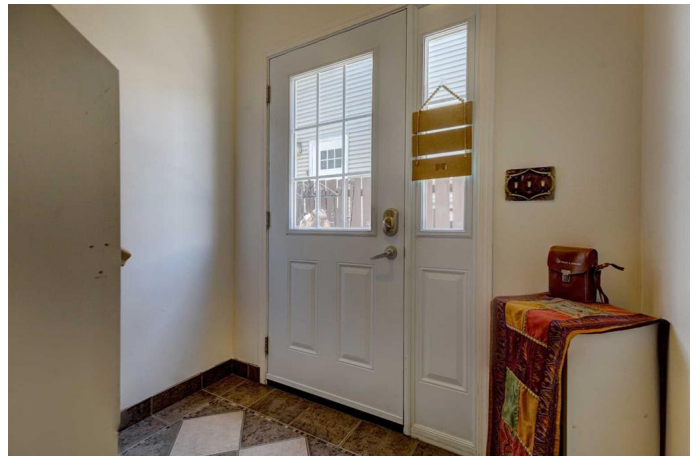
Sure, itâ€™s a bit of a fixer. But hereâ€™s why itâ€™s awesome: itâ€™s a single-family home with no condo fees, four bedrooms (two up, two down), 2 baths, big bright windows (thank you bi-level layout), and a front balcony tucked behind mature treesâ€”including one lovingly named Steveâ€”so youâ€™ve got privacy and morning coffee views.

Inside, the hardwood floors are gorgeous, the living + dining space is open and airy, and the kitchen? Sheâ€™s roomy, but yes, sheâ€™s ready for her makeover montage. And, thereâ€™s a backyard. A real one that you donâ€™t share with strangers. Room for a garage, space to garden, and plenty of grass for the kidsâ€”and the dog youâ€™re totally caving on.

Location? Amazing!! Walk to schools, Safeway, Dollarama, Shoppers, Tim Hortonâ€™s, a pub, a cafÃ©, Fish Creek Park, and transit. Itâ€™s in a calm, established area with great trees and even better potential.

Windows were updated between 2018-2021, high efficiency furnace installed, and the roof was resingled in 2021.

This oneâ€™s got that â€œbuy it now, make it



yours slowlyâ€• kind of magic. If you're ready to stop paying someone elseâ€™s mortgage and start building your own equity, this is your moment.

Built in 1981

**Essential Information**

MLS® #	A2236196
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	2416 Woodview Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4X7

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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