

\$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.

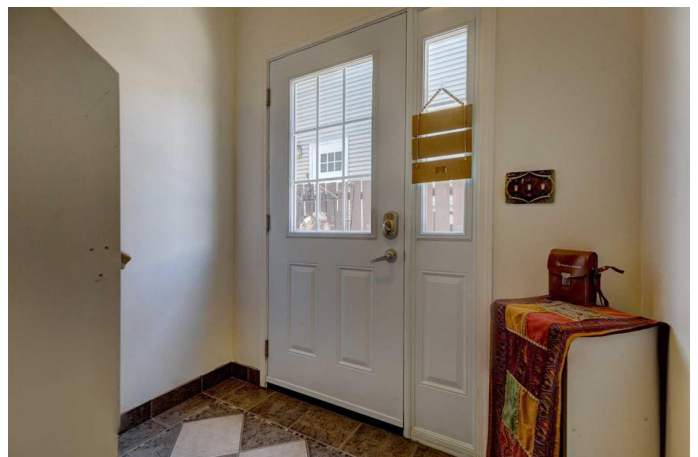
Sure, itâ€™s a bit of a fixer. But hereâ€™s why itâ€™s awesome: itâ€™s a single-family home with no condo fees, four bedrooms (two up, two down), 2 baths, big bright windows (thank you bi-level layout), and a front balcony tucked behind mature treesâ€”including one lovingly named Steveâ€”so youâ€™ve 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	1
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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