

**2416 Woodview Drive SW**  
**Calgary, Alberta**

**MLS # A2308861**



**\$525,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage		

**Inclusions:** N/A

Welcome to this beautifully updated bi-level duplex located in the established and highly desirable community of Woodlands. Offering an exceptional turnkey opportunity for investors or buyers looking for a spacious home with income potential, this property comes complete with tenants already in place until November 2026 for added peace of mind and immediate revenue potential. Thoughtfully updated throughout, the home features fresh paint, renovated bathrooms, and a stunning modern kitchen designed with both style and functionality in mind. Crisp white cabinetry, updated countertops, a large central island, new appliances and contemporary finishes create a bright and welcoming space perfect for everyday living and entertaining alike. The open-concept main level is filled with natural light and showcases beautiful flooring, spacious living and dining areas, and direct access to the private backyard. The main floor offers 2 generous bedrooms and a beautifully updated 4-piece bathroom. Downstairs, the fully developed basement expands the living space with an additional 3 bedrooms, a large recreation room, and a modern 3-piece bathroom, providing flexibility for larger families, multi-generational living, or maximizing rental potential. Outside, enjoy a private backyard. Located in the heart of Woodlands, this home benefits from one of Calgary's most established southwest communities known for its mature trees, parks, pathways, and incredible access to Fish Creek Provincial Park. Residents love the close proximity to schools, shopping, transit, Stoney Trail, and the many amenities of nearby Anderson Road and Southcentre area. Whether you are looking to expand your investment portfolio or secure a move-in-ready property in a fantastic location, this is an opportunity you will not want to miss.