

# \$325,000 - 1304, 200 Community Way, Okotoks

MLS® #A2235392

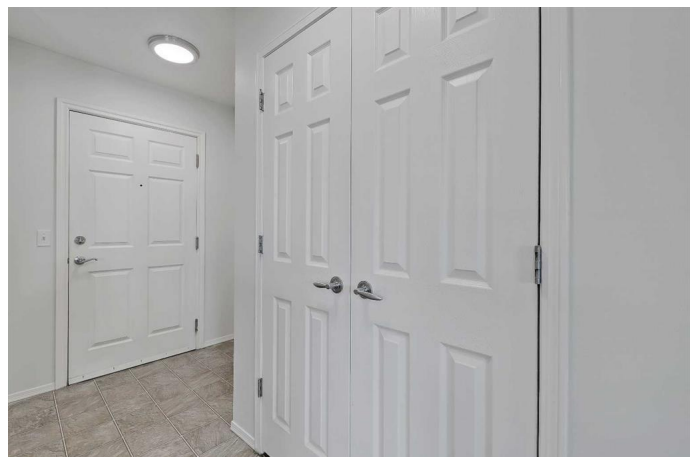
**\$325,000**

2 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Woodhaven, Okotoks, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING 3D TOUR & FLOORPLANS!\*** Welcome to Calvanna Village, a vibrant +55 community in the heart of Okotoks offering lifestyle, comfort, and convenience. This beautifully maintained and thoughtfully updated 2-bed, 2-bath **TOP-FLOOR CORNER UNIT** with air conditioning, new carpet and paint throughout delivers bright, modern living with the ease of a maintenance-free lifestyle. Inside, a spacious open-concept layout is filled with natural light. The kitchen features durable hard-surface flooring, essential appliances, ample cabinetry, and a central island with no dividing wall, unlike some other units in the complex. Just off the kitchen is a handy pantry or storage closet. The adjoining dining and living areas offer cozy, carpeted comfort and open onto a well-sized private West-facing balcony—perfect for enjoying sunny afternoons, along with an additional large window most units donâ€™t have! The large primary bedroom boasts a walk-through closet, a large ceiling fan and a private 3-piece ensuite with a stand-up shower, extended vanity, and generous storage. A second bedroom provides flexible space for guests or a home office, and the nearby 4-piece main bath features a tub/shower combo with a new toilet and new flooring. Additional features include in-suite laundry with a stacked washer/dryer and additional storage space, and a garbage chute conveniently located just



down the hall. This unit also comes with a heated underground parking stall and a secure storage locker. A unique bonus of this building is its direct indoor access to the resident lounge, games room, and amenity spacesâ€”ideal access in the colder months. The complex also offers a social calendar, fitness facilities, and ample visitor parking. Located steps from grocery stores, pharmacies, restaurants, banks, and the Okotoks Senior Club, and adjacent to the Viking Rentals recreation centre with its arenas and indoor walking track, youâ€™ll love the walkability and community connection. This is the perfect place to enjoy your next chapter in comfort and style. Book your private showing today!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235392          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 891               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1304, 200 Community Way |
| Subdivision | Woodhaven               |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |

Postal Code T1S 2L2

### Amenities

Amenities Clubhouse, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Garbage Chute, Guest Suite, Recreation Facilities

Parking Spaces 1

Parking Heated Garage, Secured, See Remarks, Underground, Assigned

### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner

Heating In Floor

Cooling Central Air, Wall Unit(s)

# of Stories 3

### Exterior

Exterior Features Balcony

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

### Additional Information

Date Listed June 30th, 2025

Days on Market 10

Zoning NC

### Listing Details

Listing Office RE/MAX House of Real Estate

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