



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 CANTERBURY Gardens, Calgary T2W 2S9**

MLS®#: **A2157073**

Area: **Canyon Meadows**

Listing Date: **08/14/24**

List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,727**  
Low Sqft:  
Ttl Sqft: **1,727**

DOM

**35**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **5 Level Split**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Low Maintenance Landscape,Level**  
Park Feat: **Driveway,Enclosed,Front Drive,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Private Yard**

Construction: **Concrete,Wood Frame,Wood Siding**  
Flooring: **Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 13`6"</b>
<b>Kitchen</b>	<b>Upper</b>	<b>18`0" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>7`8" x 3`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`8" x 9`2"</b>
<b>3pc Ensuite bath</b>	<b>Level 4</b>	<b>8`2" x 5`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`6" x 7`1"</b>

Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>4`10" x 4`0"</b>
<b>Dining Room</b>	<b>Upper</b>	<b>21`10" x 11`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>14`1" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>14`0" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>7`10" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$654**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7911226**

Remarks

Pub Rmks: **Welcome to the established and highly sought after community of Canyon Meadows! This beautiful townhouse has been freshly renovated from top to bottom and is simply a stunner! Everything has been improved, all new vinyl flooring, new cabinets and quartz countertops and fixtures, full new kitchen including large island with breakfast bar, new fixtures and SS appliance package. All new bathrooms including vanities, counters and all fixtures here as well. All new light fixtures, switches and power receptacles. Freshly painted top to bottom and even finished off the basement. Furnace and Water tank serviced & Inspected, deemed healthy and in good working order. Windows inspected as well, all healthy except for a few. Quote for windows and furnace available and can be address prior to close if needed. This is a rare and quite large 5 level split floor plan hosting 1725sqft and has been opened up giving a very generous feeling of space. Truly feels more like a house and is great for the family and entertaining. Bright and sunny loaded with windows and natural light creating such a positive vibe especially in the morning. Charming wood-burning fireplace on the second level overlooking the yard and park. Very captivating main floor with huge open kitchen / dining area enhanced with some decorative features and the convenience of built in desk. It's a 3 bed and 3 bath with a very private and fully tucked away top floor master suite with large walk in and 3-piece ensuite. Full bathroom to be shared by the 2 bedrooms on another level creating some space between family members. The basement is tucked away and private as well, could serve as another rec space or even as a bedroom. Large mechanical room with workbench and decent storage, additional storage in the large under stair area as well. Freshly painted single car garage is insulated and drywalled with additional parking on the driveway or lots of very close street parking as well. Private back yard fully fenced for your little ones or furry friends as this complex does allow large dogs. The west facing yard exposure is great for evening sun and also backs onto a green space / park for your enjoyment. Great neighbor's, healthy condo board just replaced roof along with numerous exterior improvements. Unreal location just steps to fish creek park, 2 mins from the C-train and great traffic outlets with nearby shopping and all your amenities merely minutes away!**

Inclusions: **patio set**  
Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











