

## 999 CANYON MEADOWS Drive #132, Calgary T2W 2S6

MLS®#:	A2162257	Area:	Canyon Meadows	Listing Date:	09/05/24	List Price: <b>\$350,000</b>
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Informatior	-		DOM		
ор Туре:	Residential			13	
ub Type:	Row/Townhouse	9		<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Ar	ea	Beds:	2 (2 )
ear Built:	1976	Abv Sqft:	876	Baths:	1.0 (1 0)
ot Information		Low Sqft:		Style:	Townhouse
ot Sz Ar:		Ttl Sqft:	876		
ot Shape:				Parking	
				5	
				Ttl Park:	1
				Garage Sz:	
ccess:					
ot Feat:	Back Yard,See Remarks				
ark Feat:	Stall				

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air,Natural Gas Sewer: Ext Feat: Private Yard				Construction: Wood Frame,Wood Sid Flooring: Carpet,Laminate Water Source: Fnd/Bsmt: Poured Concrete	Wood Frame,Wood Siding Flooring: Carpet,Laminate Water Source: Fnd/Bsmt:		
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,El See Remarks	ectric Oven,Microwave,Refrigerator,	Washer Room Information			
<u>Room</u> Kitchen Bedroom - Prir 4pc Bathroom	•	<u>Level</u> Lower Second Second	Dimensions 15`2" x 10`6" 15`2" x 10`6" 8`5" x 5`0"	<u>Room</u> Living Room Bedroom Legal/Tax/Financial	<u>Level</u> Lower Second	Dimensions 13`7" x 11`9" 11`9" x 8`5"	
Condo Fee: <b>\$345</b>			Title: Fee Simple		Zoning: M-C1 d100		

Legal Desc:	Fee Freq: Monthly 9011119 Remarks
Pub Rmks: Inclusions: Property Listed By:	OPEN HOUSE! Saturday 11am-2pm & Sunday 2pm-4pm. Looking to upgrade from your apartment or get out of renting? Look no further! Located in the highly sought after neighbourhood of Canyon Meadows, this quiet and well run complex is close to schools, shopping, LRT and Fish Creek Park! In the unit itself you'll find the naturally lit living room facing green space and a beautifully upgraded kitchen that leads to a low maintenance vinyl fenced private backyard (which leads right to your assigned parking stall, no more long grocery hauls from the car to the door!). With 2 large bedrooms upstairs, your new home has all the space you'll need! The Meadows is a pet-friendly (with board approval), well-managed complex with low condo fees, includes heat, water/sewer, exterior maintenance, insurance & more. Move-in ready, this unit won't last long, so book your viewing today! N/A eXp Realty

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















