



THE
A-TEAM

**RE/MAX
FIRST**

999 CANYON MEADOWS Drive #102, Calgary T2W 2S6

MLS®#: **A2162558** Area: **Canyon Meadows** Listing Date: **09/04/24** List Price: **\$388,000**
 Status: **Active** County: **Calgary** Change: **-\$12k, 18-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,See Remarks**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,075**
 Low Sqft:
 Ttl Sqft: **1,075**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks,Track Lighting**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-------------|--------|----------------|
| Dining Room | Main | 9`9" x 7`0" |
| Living Room | Main | 13`11" x 11`7" |
| Entrance | Main | 4`4" x 11`7" |
| Bedroom | Second | 8`10" x 9`2" |
| Family Room | Lower | 16`8" x 10`1" |

| Room | Level | Dimensions |
|-------------------|--------|---------------|
| Kitchen | Main | 8`1" x 8`8" |
| Bedroom - Primary | Second | 13`9" x 10`5" |
| 4pc Bathroom | Second | 4`11" x 7`6" |
| Bedroom | Second | 8`0" x 11`0" |
| 3pc Bathroom | Lower | 9`4" x 8`2" |

Legal/Tax/Financial

Condo Fee:
\$430

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d100

Legal Desc: **9011119**

Remarks

Pub Rmks: **Welcome to this lovely 3 bed/2 bath home in the sought after community of Canyon Meadows, and just steps from stunning Fish Creek Park! Upon entering the home, you'll appreciate the laminate flooring throughout the main floor. The spacious living room features a large window flooding the room with light and plenty of room for seating, great for gatherings with family & friends. The kitchen & dining nook feature plenty of counter space for the gourmet in the family and room for a good sized dining table. Extra closets in the hallway provide ample storage. Going out to the backyard, you'll find a large deck & newer vinyl fencing, great for relaxing on warm summer evenings. Upstairs, the large primary bedroom features large windows & a huge closet. The main 4pc bath has been fully updated. Two additional good sized bedrooms complete the upper level. In the fully finished basement, you'll find a 3 pc bath/laundry room and large recreation room, great for family movie nights. Just steps away is stunning Fish Creek Park, with miles of walking/biking paths to explore in every season. Close to parks, schools (Canyon Meadows School, Sam Livingston School, Dr. E.P. Scarlett High School), shopping, parks and easy access to MacLeod Trail, this gem can't be missed!**

Inclusions:
Property Listed By: **TV Mount
eXp Realty**

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







