



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**426 CANNINGTON Close, Calgary T2W3G1**

MLS®#: **A2176273**      Area: **Canyon Meadows**      Listing Date: **10/30/24**      List Price: **\$489,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar: **2,378 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,354**  
 Low Sqft:  
 Ttl Sqft: **1,354**

DOM

**22**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Front Yard,Garden,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>7`5" x 16`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>6`10" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 12`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`9" x 12`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`3" x 14`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 12`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`9" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`10" x 17`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`1" x 11`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`8" x 6`1"</b>	<b>Storage</b>	<b>Basement</b>	<b>6`6" x 4`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>7`3" x 9`9"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-CG**

**7711424**

Remarks

Pub Rmks: **NO CONDO FEES! NOT A CONDO! Welcome to this charming two-story townhouse with no condo fees located in the desirable Canyon Meadows neighborhood steps away from the world famous Fish Creek Park. This spacious home offers 1,416 sq ft of living space above grade, plus a fully finished basement, creating ample room for comfort and versatility. With four bedrooms and 1.5 baths, it's perfect for families or those seeking extra space. The main level features a bright kitchen with an eating area, a cozy living room, and a dedicated dining area. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with abundant natural light, plus a full bathroom. The finished basement expands the living area, featuring a fourth bedroom, a large game room, a utility room, and a separate laundry room. This property boasts a fenced backyard with a fire pit and garden area—perfect for outdoor relaxation. Additional highlights include parking spaces on a convenient parking pad, and a patio to enjoy the seasons. Ideally located near parks, schools, golf, shopping, and community amenities, this home is move-in ready and available for immediate possession. This is an excellent opportunity for spacious townhouse living in a vibrant neighborhood.**

Inclusions:  
Property Listed By: **N/A**  
**TREC The Real Estate Company**

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















