



THE
A-TEAM

**RE/MAX
FIRST**

36 CANTERBURY Gardens, Calgary T2W 2S9

MLS® #: **A2179407** Area: **Canyon Meadows** Listing Date: **11/17/24** List Price: **\$345,000**
 Status: **Pending** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **933**
 Low Sqft:
 Ttl Sqft: **933**

DOM

3
Layout
 Beds: **2 (1 1)**
 Baths: **1.5 (1 1)**
 Style: **3 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Level,Rectangular Lot**
 Park Feat: **Driveway,Enclosed,Front Drive,Garage Faces Front,Parking Pad,Secured,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Basketball Court,Private Yard**
 Construction: **Cedar,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Ceiling Fan(s),High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 15`8"	Kitchen	Main	7`7" x 8`1"
Dining Room	Main	6`3" x 8`9"	Family Room	Main	12`11" x 8`3"
Bedroom - Primary	Main	11`2" x 13`2"	4pc Ensuite bath	Main	
2pc Bathroom	Main		Bedroom	Lower	19`3" x 16`1"
Furnace/Utility Room	Lower	5`1" x 7`11"			

Condo Fee:
\$411

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7911226**

Remarks

Pub Rmks: **This inviting 934 SF townhouse offers over 1252 SF of living space, blending character, practicality, and convenience. Situated in a well-maintained complex with condo fees of \$411/month, this home features a single attached garage with an additional parking pad. A private, fully fenced yard opens onto tranquil, park-like grounds, offering a serene outdoor retreat for pet owners or anyone who loves a connection to nature. Inside, the home maintains its midcentury charm with updates thoughtfully made throughout the years. The bright kitchen includes updated countertops and laminate flooring, while the adjacent dining area overlooks the spacious living room. With its vaulted ceilings, wood-burning fireplace, and cozy atmosphere, the living room is perfect for unwinding. The primary suite offers an updated 4 pc ensuite ensuring comfort and functionality. The lower level is open and provides extra space for a spare bedroom, rec room or an office. Additional improvements throughout the years include replaced lino flooring in the hallway and powder room, washer and dryer units, and a high-efficiency furnace (2015). While some areas reflect the era of the home, it has been lovingly cared for and is move-in ready with opportunities for personalization. You'll also appreciate the proactive work of the condo board, with a 2019 (approx) roof shingle replacement and attic insulation previously completed. Conveniently located steps from bus stops, minutes to the LRT, and within walking distance to Fish Creek Park, this townhouse offers an unbeatable location for active lifestyles. Affordable, functional, and full of potential - don't miss your chance to own this charming townhouse!**

Inclusions: **Built-in radio and intercom system are as-is. Radio works but intercom doesn't. Secondary intercom panels in the house (master bedroom) act as secondary speakers for the radio when it's on too. Central vacuum system and attachments are as-is (disconnected from the house but power unit and hose still works, limited attachments)**

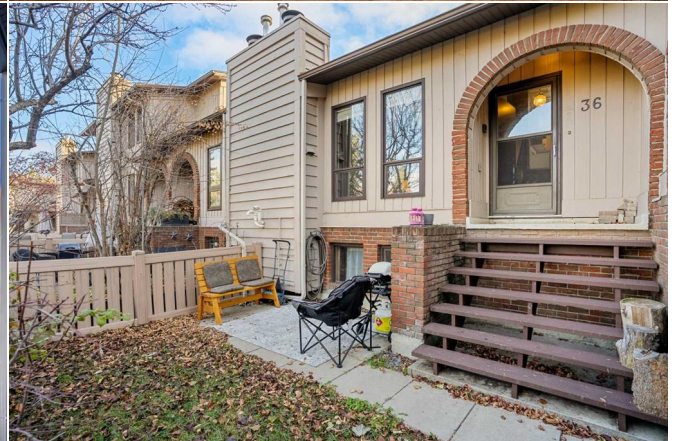
Property Listed By: **CIR Realty**

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







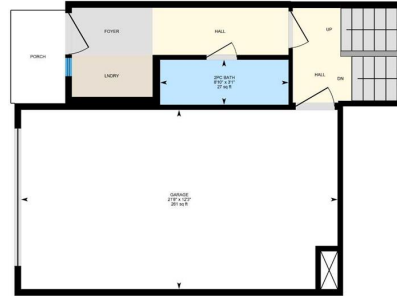






36 Canterbury Gardens SW, Calgary, AB

Entry Exterior Area 173.05 sq ft
 Interior Area 143.03 sq ft
 Excluded Area 205.22 sq ft



PREPARED: 2024/1/16



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

36 Canterbury Gardens SW, Calgary, AB

Main Floor Exterior Area 760.00 sq ft
 Interior Area 737.27 sq ft



PREPARED: 2024/1/16



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36 Canterbury Gardens SW, Calgary, AB

Basement (Below Grade) Exterior Area 354.18 sq ft
 Interior Area 310.79 sq ft



PREPARED: 2024/1/16



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