



THE
A-TEAM

**RE/MAX
FIRST**

330 CANTERBURY Drive #56, Calgary T2W 1H6

MLS® #: **A2191099**

Area: **Canyon Meadows**

Listing Date: **01/30/25**

List Price: **\$415,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area
Abv Sqft: **1,306**
Low Sqft:
Ttl Sqft: **1,306**

DOM

2
Layout
Beds: **3 (3)**
Baths: **2.0 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Assigned,Leased,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Basketball Court,Private Yard,Tennis Court(s)**

Construction: **Asphalt,Brick,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 12`3"
Living Room	Main	11`7" x 19`3"
Bedroom	Upper	10`1" x 8`10"
4pc Bathroom	Upper	5`0" x 12`3"
Den	Basement	12`8" x 11`6"
4pc Bathroom	Basement	5`0" x 11`0"

Room	Level	Dimensions
Dining Room	Main	7`7" x 8`0"
Bedroom - Primary	Upper	12`2" x 12`3"
Bedroom	Upper	11`6" x 10`1"
Den	Basement	11`1" x 16`8"
Laundry	Basement	4`11" x 7`2"
2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8811069**

Remarks

Pub Rmks: **Welcome home to this immaculate townhouse located in the highly sought after southwest community of Canyon Meadows. Situated in the well maintained Canyon Glen complex, this 3 bedroom, 2.5 bathroom end unit offers a functional layout, tasteful neutral decor, and numerous upgrades that are sure to impress. Step inside and discover the many modern features, including a newer hot water tank (2022), upgraded light fixtures (2021), newer shingles, and new windows. Unique touches like the barnwood door leading into the kitchen add character and charm. The stunning kitchen has been updated with sleek quartz countertops and a glass tile backsplash, creating a contemporary and inviting space. The kitchen flows seamlessly into a separate dining area, which adjoins a cozy living room with easy access to your private, south facing backyard deck perfect for enjoying sunny afternoons or evening barbecues. A beautifully renovated 2 piece bathroom completes the main floor. Upstairs, you'll find a spacious primary bedroom with a walk in closet, along with two other generously sized bedrooms. The recently upgraded 4 piece bathroom offers modern finishes. The fully finished lower level provides incredible versatility with a large flex room that could serve as a fourth bedroom, a separate office, den, or spa area, and a second 4 piece bathroom. This level also includes laundry facilities and ample storage space to keep your home organized and clutter free. The sunny, south facing backyard is fully fenced for privacy. A single assigned parking stall is included for your convenience, and the complex offers amazing amenities such as a swimming pool, tennis courts, a private recreation room and plenty of visitor and street parking. This townhouse is ideally located within walking distance to all levels of schooling, including the Spanish bilingual program at Robert Warren School (K-12), as well as Rockyview Hospital, Southcentre Mall, Fish Creek Park, and both Mount Royal and St. Mary's Universities. Commuting is a breeze with walking distance to the LRT, a 2 minute walk to city transit, and easy access to major roadways. Nestled in a quiet, secure area with friendly neighbors, this home truly offers it all. Don't miss your chance to own this exceptional property. A must-see!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









