



THE
A-TEAM

**RE/MAX
FIRST**

999 CANYON MEADOWS Drive #81, Calgary T2W 2S6

MLS®#: **A2195348**

Area: **Canyon Meadows**

Listing Date: **02/25/25**

List Price: **\$349,900**

Status: **Active**

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: **917**
Low Sqft:
Ttl Sqft: **917**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Laminate Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	49`9" x 35`3"
4pc Bathroom	Upper	27`8" x 16`5"
Bedroom - Primary	Upper	50`0" x 34`9"

Room	Level	Dimensions
Living Room	Main	38`3" x 44`3"
Bedroom	Upper	50`0" x 27`11"
Storage	Lower	50`7" x 80`11"

Legal/Tax/Financial

Condo Fee:
\$357

Title:
Fee Simple

Zoning:
M-C1 d100

Fee Freq:
Monthly

Legal Desc: **9011119**

Remarks

Pub Rmks: **Do you love to spend time in FISH CREEK PARK? Do you have a four-legged friend that feels the same way? It's not every day that you can find a lovely PET-FRIENDLY townhome with a FULLY ENCLOSED BACKYARD near Fish Creek Park (as well as 'Babbling Brook Park' in Canyon Meadows)! Come see #81 - 999 Canyon Meadows Drive SW. Pull into parking stall #31 (directly in front of the unit)! Sidewalks throughout the development, and up to each home, have been recently replaced - crisp and clean! This home shows so nicely! From the moment you step in the front door you will love the thoughtfulness and care behind each upgrade and decor selection! Beautiful HARDWOOD FLOORING, not only in the front living room, but extending into the upstairs bedrooms and hallway! Plenty of natural light through generous windows on this east/west oriented property. Over the years many updates have been done. Front step railing, exterior doors and windows to name a few. Kitchen countertops, and sink, and tap, and STAINLESS-STEEL appliances! Two good-sized bedrooms upstairs, each with great natural lighting and hardwood flooring. The bathroom has been very nicely RENOVATED! Updated floor tile, tub/shower, showerhead, toilet, vanity, mirror and light fixtures! The basement is a wide-open area offering far more storage or hobby area than you would find if you bought an apartment condo. Step outside to your back deck and enclosed yard, perfect for the puppy (yet small enough to maintain with a trimmer). The fencing is vinyl which is fantastic because no painting is required. Amazing value in the condo fees here, including heat, trash, water, structural insurance and much more. Other updates include a back-flow prevention plumbing valve (your insurance company will love this, and it should save you a few dollars), upgraded insulation in the attic (in 2020). New water heater in 2021.**

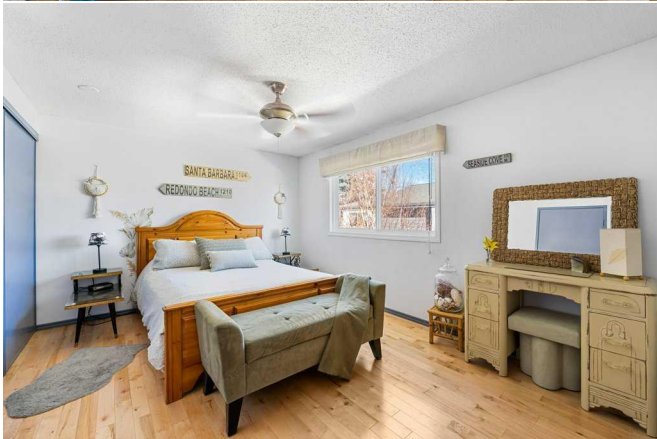
Inclusions: **TV and Wall Bracket (No Remote for the TV, But Shaw/Tellus Box Remote Should Operate TV)**

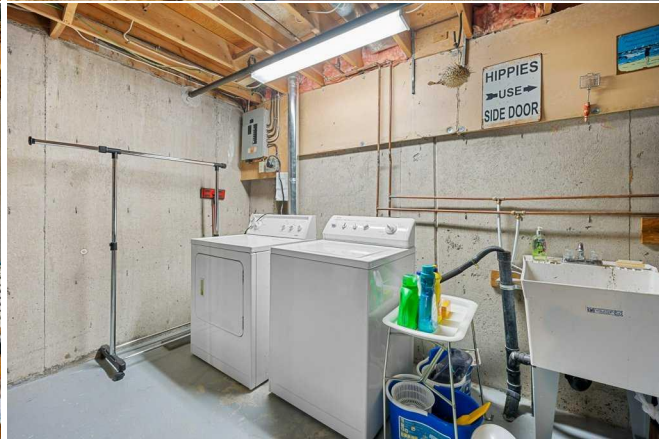
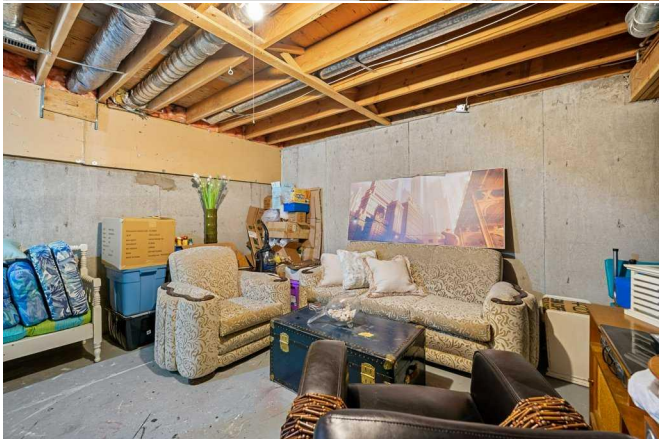
Property Listed By: **RE/MAX Complete Realty**

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











81-999 Canyon Meadows Dr SW, Calgary, AB

Main Floor Exterior Area 432.28 sq ft



PREPARED: 2024/02/25

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

81-999 Canyon Meadows Dr SW, Calgary, AB

2nd Floor Exterior Area 484.84 sq ft



PREPARED: 2024/02/25

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