

\$339,000 - 104, 999 Canyon Meadows Drive Sw, Calgary

MLS® #A2088763

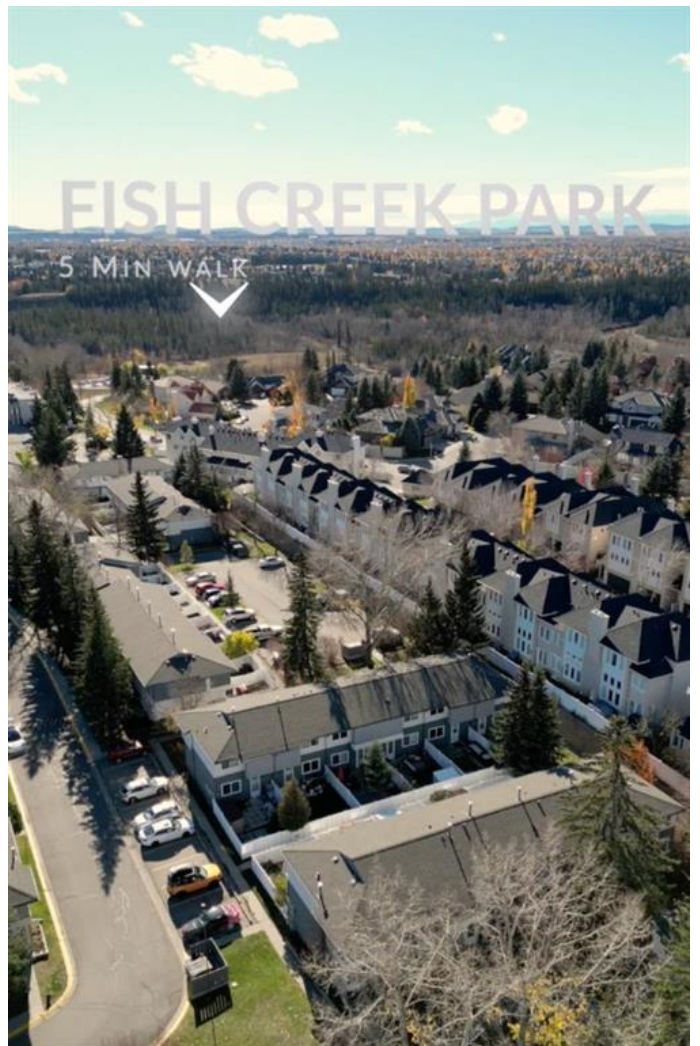
\$339,000

3 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this LUXURY AND EXTENSIVELY RENOVATED townhome (LOW condo fee includes HEAT & WATER) with a FULLY FINISHED BASEMENT in the community of Canyon Meadows, within 5 mins walk to FISH CREEK PARK! This bright and sunny townhouse offers 3 bedroom, 2 FULL bathroom with a generous size fenced backyard to enjoy summer bbq gatherings. A great starter family option for FIRST TIME HOME BUYERS or an INVESTMENT PROPERTY with a potential monthly rental income of \$2300/month. Upgrades include : Brand new white kitchen cabinets, waterfall stone counters with timeless subway backsplash, Energy efficient LED pot lights and new light fixtures throughout, brand new UPGRADED/ENERGY STAR black stainless steel appliance set with 1 year warranty, vinyl plank flooring, brand new bathroom, newer vinyl windows, etc. The location is perfect for families who love spending time outdoors, steps away beautiful FISH CREEK PROVINCIAL PARK (One of the 50 largest urban parks in the world) with tons of options for WALKING / BIKING TRAILS (100 KMS+ trails) to explore throughout the year. Fish Creek Provincial Park can be your backyard! Perfectly located walking distance to Canyon meadows Train station, schools, shoppings, amenities and Canyon meadows golf course. Ensuring the complex is well-managed and maintained when buying into a condominium is essential. That's precisely what you'll



get in Canyon Meadows, with upgrades including maintenance-free vinyl fences, newer doors, windows, and upgraded attic insulation. Call your favourite realtor to booking a private viewing before this gets sold!

Built in 1976

Essential Information

MLS® #	A2088763
Price	\$339,000
Sold Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	104, 999 Canyon Meadows Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2S6

Amenities

Amenities	Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR

	Qualified Dishwasher, ENERGY STAR
	Qualified Refrigerator, ENERGY STAR
	Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 3rd, 2023
Days on Market	14
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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