

\$359,999 - 430 Cannington Close Sw, Calgary

MLS® #A2091611

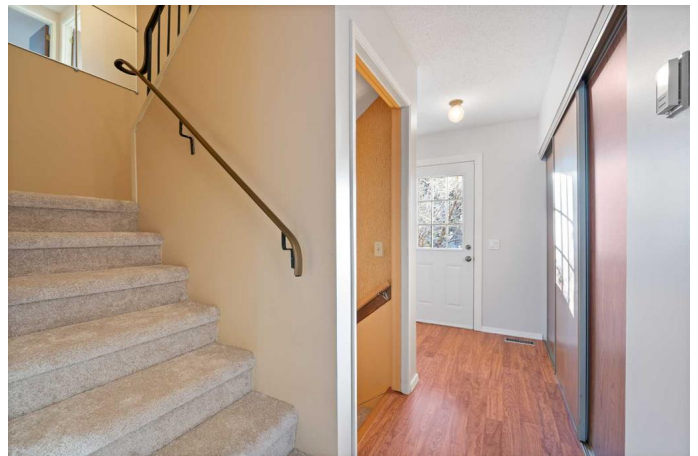
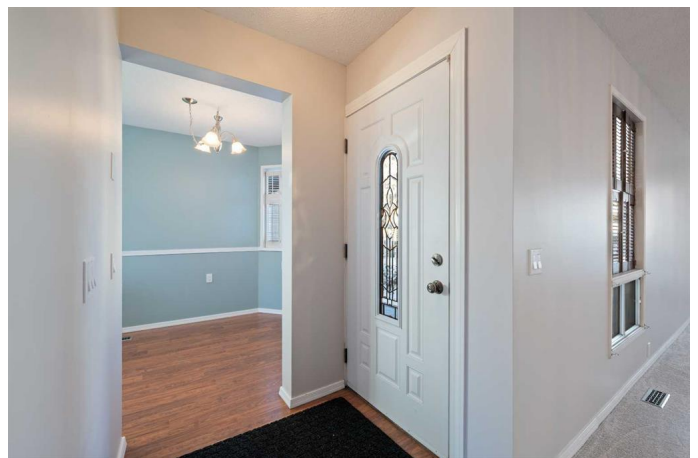
\$359,999

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.05 Acres

Canyon Meadows, Calgary, Alberta

Welcome to your new home in the heart of the highly sought-after Canyon Meadows! This beautiful row townhouse property is nestled on a quiet cul-de-sac, offering a perfect blend of tranquility and convenience. This property does not have any condo fees, providing you with financial freedom and flexibility. As you enter this two-storey residence, you'll be greeted by a spacious living room and dining area, perfect for entertaining family and friends. The main floor has a two piece washroom and sizable family kitchen, providing the ideal space for memorable gatherings. Venture upstairs to discover three generously sized bedrooms and one well-appointed bathroom, providing comfort and privacy for the entire family. Both the main floor and upstairs have received brand new carpeting. The basement is the perfect place to cozy up by the fireplace. Downstairs you will also find ample storage space as well as the laundry room equipped with a washing machine and dryer. Step outside into the fully fenced backyard where you can enjoy outdoor activities or simply unwind. The extended driveway at the front of the house easily accommodates two vehicles, ensuring parking is never a concern. The roof was recently replaced with brand new asphalt shingles. One of the standout features of this property is its prime location, close to all amenities. From schools to shopping, public transport to the LRT, and parks to outdoor hockey rinks, every convenience is within reach. Golf enthusiasts



will appreciate the proximity to nearby golf courses, and nature lovers will relish in the close proximity to the renowned Fish Creek Park. Welcome to the lifestyle you've been searching for in Canyon Meadows!

Built in 1977

Essential Information

MLS® #	A2091611
Price	\$359,999
Sold Price	\$402,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,222
Acres	0.05
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	430 Cannington Close Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3G1

Amenities

Parking Spaces	2
Parking	Driveway, None

Interior

Interior Features	Bar, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Storage
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Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	November 24th, 2023
Date Sold	November 28th, 2023
Days on Market	3
Zoning	M-CG d24
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 POWERREALTY.CA
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