

\$679,900 - 301, 505 Canyon Meadows Drive Sw, Calgary

MLS® #A2102854

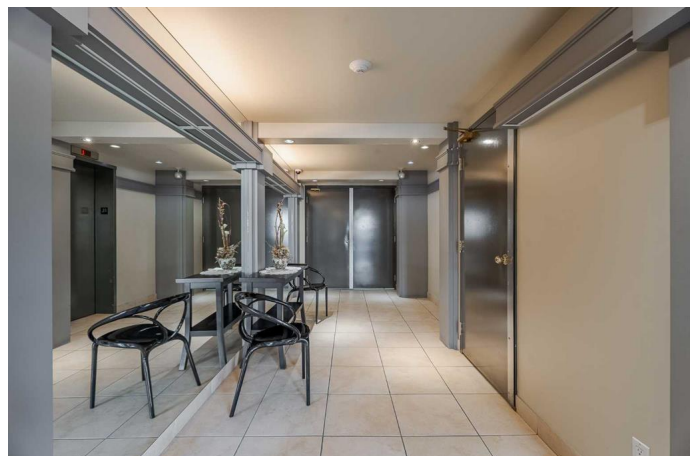
\$679,900

2 Bedroom, 2.00 Bathroom, 1,746 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome Home! Live in the highly sought-after & prestigious Bentley. Units in this landmark complex rarely come to the market & #301 is a MUST SEE! With ownership enjoy sophisticated, maintenance-free living & the security of gated grounds, underground parking, extra storage locker, as well as private access to the natural beauty & pathways that Fish Creek Provincial Park has to offer. #301 is a ground-level unit but is raised just above the meticulously landscaped courtyard, pond & gardens. A unique highlight is the private & secure elevator access that brings guests directly up to your own exclusive foyer, a feature not seen in many condos. French doors close off the elevator to keep it out of sight when desired. Inside you'll immediately be WOWED by the 9'™ ceilings, new vinyl flooring (2022), & the natural light flooding in from 3 directions. Take note of other recent upgrades including newer vinyl windows, fresh paint throughout, custom builtins, custom window coverings/blinds, central A/C, & central vac. The gourmet kitchen offers miles of exquisite granite counters, separate drinking water tap, & newer appliances including an integrated Sub-Zero fridge, Bosch dishwasher, Jenn-Aire electric cooktop, Kitchen-Aide wall oven & hidden range hood. Immaculate oak cabinets provide ample storage & pantry space, while the built-in breakfast table is a perfect spot for informal meals. The laundry room has a handy garbage chute, builtin storage & stacked



laundry leaving room for a freezer/2nd fridge. The formal dining area & dry bar makes family meals & entertaining a breeze, another feature not usually found in condo living. From the living room & adjacent den area you can enjoy the cosy gas fireplace & the spectacular south views of the pond, fountain & meticulous gardens, with Fish Creek just behind. Step out to the huge covered balcony & find a gas hookup for a BBQ & sunshade to add privacy or block out the sun on hot summer days. Enjoy daily walks through the walking paths via your own private back door that leads outside. Back inside the exquisite & spacious primary bedroom can be closed off by French doors. Find a large walk-in closet with built-in shelving & ensuite bath complete with a tile shower, jetted tub, granite counters, vanity station, even more storage. The 2nd bedroom does double duty as a guest bedroom or den/office with a handy custom built-in Murphy wall bed. Pull it down only when needed otherwise enjoy an office with built-in storage & a walk-in closet that can be behind closed doors if desired. A beautifully renovated 3pc bathroom services the 2nd bed with a tiled shower & granite counter. This unique floorplan offers a very flexible layout depending on your needs, all with an IDEAL LOCATION. Find shopping and all amenities a short distance in 3 directions (Avenida, Southcentre, Shawnessy, Deer Run). The Canyon Meadows CTrain Station is only a 10 minute walk! Book your private showing today!

Built in 1990

Essential Information

MLS® #	A2102854
Price	\$679,900
Sold Price	\$657,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,746
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 505 Canyon Meadows Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5V9

Amenities

Amenities	Elevator(s), Park, Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Heated Garage, Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Dry Bar, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
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Roof	Clay Tile
Construction	Concrete, Metal Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	April 12th, 2024
Days on Market	78
Zoning	M-C1 d107
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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