

\$359,900 - 109, 330 Canterbury Drive Sw, Calgary

MLS® #A2110878

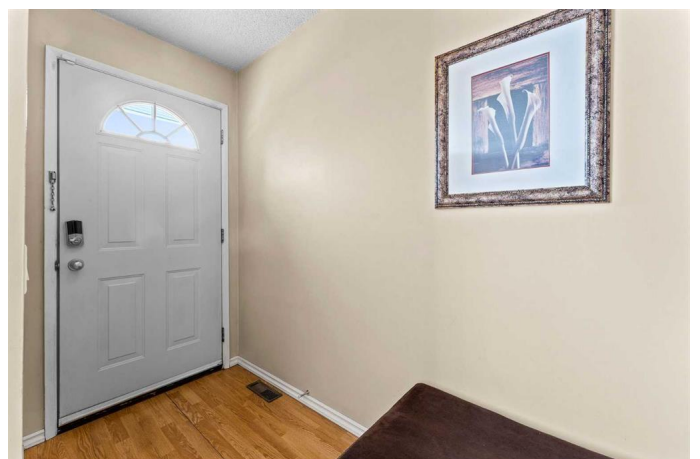
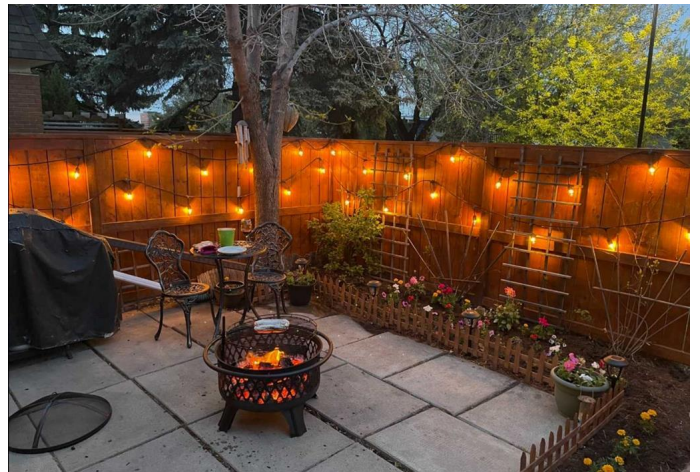
\$359,900

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 11.77 Acres

Canyon Meadows, Calgary, Alberta

Discover the pride in ownership with this exquisite family home, brimming with recent upgrades and ready for you to move in. The heart of the home, a tastefully upgraded kitchen, features porcelain tiles, newer appliances and lots of space to cook for guests! From there it opens to a spacious family room with large windows overlooking your own low-maintenance yard (perfect for your pets or enjoy a summer BBQ). Upstairs, the primary bedroom is fit for a king and queen and offers a spacious walk-in closet. Upstairs is complete with an upgraded full 4 pc bath, alongside another generously sized bedroom. The warmth of new laminate and vinyl plank flooring extends downstairs into the fully finished basement, which boasts space for an art studio or office space with room for a fitness rec room area. A NEW Washer and Dryer in the laundry room / Utility room also features a new HIGH EFFICIENCY furnace and boasts a ton of storage. Outside, the fenced and landscaped yard is a private oasis for outdoor enjoyment with recently upgraded exterior work by the condo that included new fences and gates! Nestled in a prime location in Canyon Meadows, with easy access to all major routes, transportation and SHOPPING amenities, this home offers convenience and lifestyle with amenities like an OUTDOOR POOL, Tennis Courts, Basket Ball Court, Recreational/Party Room, all while enjoying LOW CONDO FEES. This very affordable home has been maintained with love and care,



making it an ideal choice for those seeking quality, comfort, and style. CALL today to experience this beautiful home first hand.

Built in 1971

Essential Information

MLS® #	A2110878
Price	\$359,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	11.77
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	109, 330 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H6

Amenities

Amenities	Clubhouse, Outdoor Pool, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Tar/Gravel
Construction	Asphalt, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 14th, 2024
Days on Market	2
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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