

\$350,000 - 9, 330 Canterbury Drive Sw, Calgary

MLS® #A2111507

\$350,000

2 Bedroom, 1.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Step into this charming townhome and envision the life awaiting you.

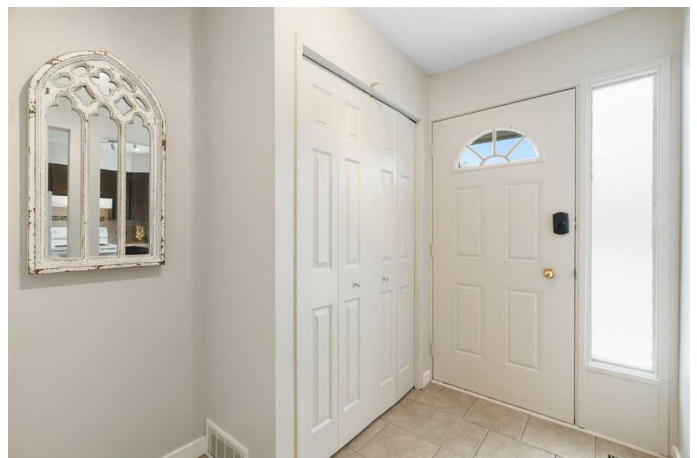
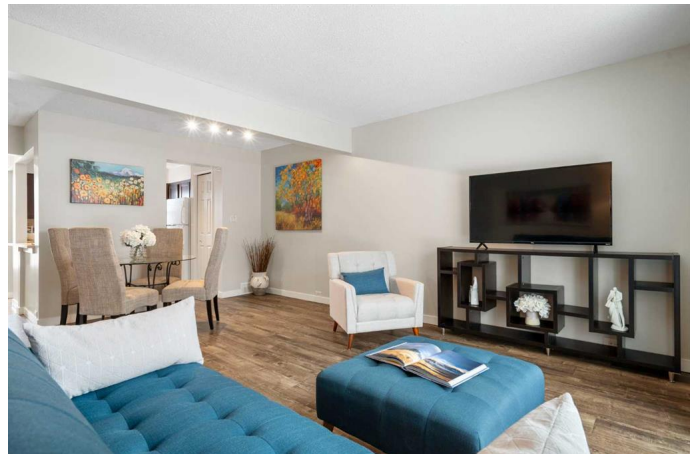
Notice how the main floor bathes in natural light streaming through upgraded east and west windows. A generously sized kitchen boasts ample cupboard space, expansive countertops, a convenient pantry, and a cozy breakfast bar with additional storage. Adjacent to the kitchen lies a dining area leading seamlessly into the spacious living room, complete with an updated sliding door opening to a private, fenced west-facing yard. The main floor offers the perfect setting for both intimate family gatherings and effortless entertaining year-round.

On the upper level youâ€™ll find two generously proportioned bedrooms. The expansive principal suite features double closets and abundant space for even the grandest of furnishings, while the second bedroom offers versatility for various layouts. An updated full bathroom conveniently serves both rooms, with a large storage closet rounds out this level.

The lower floor presents a thoughtfully finished space, ideal for a home office or versatile family room/workout area. A spacious utility room offers additional storage for items not needed daily.

Outside, the fully fenced west-facing yard provides an ideal setting for enjoying your morning coffee, hosting BBQs, or allowing your furry companions to roam securely.

Well-behaved pets are warmly welcomed here!



Nestled within the established and well managed Canyon Glen Condominium community, residents enjoy the benefits of a proactive board, affordable fees, and an array of amenities. Dive into summertime fun with a refreshing swim in the outdoor pool or a game of tennis, while the recreation center provides year-round enjoyment.

Situated in the coveted Canyon Meadows community, this home offers proximity to essential amenities including shopping, transit, and four nearby community schools. Explore the natural beauty of Fish Creek Park, offering opportunities for walking, cycling, and relaxation just a short drive away. Welcome home to a life of comfort, convenience, and community.

Built in 1969

Essential Information

MLS® #	A2111507
Price	\$350,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,049
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9, 330 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 1H6

Amenities

Amenities	Outdoor Pool
Parking Spaces	1
Parking	Assigned, Parking Pad

Interior

Interior Features	Breakfast Bar, Recreation Facilities, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Tar/Gravel
Construction	Brick, Shingle Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 13th, 2024
Days on Market	9
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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