

\$379,900 - 172, 330 Canterbury Drive Sw, Calgary

MLS® #A2116926

\$379,900

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to your new home in the heart of Canyon Meadows! This charming two-storey, two-bedroom, two-full-bathroom townhouse offers not only a comfortable living space but also convenient access to a plethora of amenities.

Located in a vibrant neighbourhood boasting schools, a recreation centre, Fish Creek Park, shopping centres, restaurants, and excellent public transit options, this townhouse promises a lifestyle of convenience and comfort.

Upon entering, you'll be greeted by a bright and tranquil ambiance. The main floor boasts large windows that flood the space with natural light, creating an inviting atmosphere. The spacious kitchen is adorned with beautiful maple cabinetry and features stainless steel appliances, making meal preparation a delight. The flooring throughout the main floor is a combination of slate and easy-to-maintain laminate, offering both style and practicality.

Step outside to your quant west-facing front yard, perfect for soaking up the sun on lazy summer days. As an added bonus, the entire home has just been freshly painted, ensuring a clean and welcoming environment for you to move right in and make it your own.

Venture upstairs to find two generously sized bedrooms and a well-appointed four-piece bathroom, providing ample space for rest and



relaxation.

The fully developed basement offers even more living space, with a large recreation area ideal for entertaining or unwinding after a long day. A second four-piece bathroom adds convenience, while a spacious storage area with a laundry room ensures that clutter is kept at bay.

As part of the condo complex, residents enjoy access to fantastic amenities, including a tennis court, outdoor pool, and recreation centre, all covered by low condo fees.

Built in 1971

Essential Information

MLS® #	A2116926
Price	\$379,900
Sold Price	\$421,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	172, 330 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H6

Amenities

Amenities	Clubhouse, Outdoor Pool, Racquet Courts
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Close to Clubhouse, Front Yard, Private
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 2nd, 2024
Days on Market	11
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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