

\$460,000 - 34 Candle Terrace Sw, Calgary

MLS® #A2121544

\$460,000

2 Bedroom, 2.00 Bathroom, 1,365 sqft

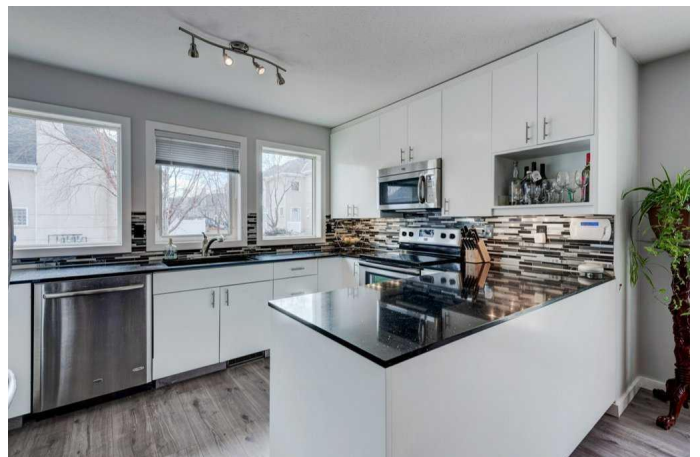
Residential on 0.07 Acres

Canyon Meadows, Calgary, Alberta

OPEN HOUSE Sat., May 11. 1:30 - 3:30 pm.

Location! Location! Location! For all of you nature lovers & golfers this LOFTED BUNGALOW-STYLE VILLA is just steps from Fish Creek Provincial Creek Park and Canyon Meadows Golf & Country Club. And with our summers getting warmer you'll really appreciate the CENTRAL

AIR-CONDITIONING! This lovely home welcomes you with plenty of light - the abundance of windows flood this home with natural light on the main floor & the bedroom/loft room. With the open floor plan and VAULTED CEILINGS you'll love the spacious feeling! The beautiful renovations include vinyl plank flooring throughout the main floor and lofted area, white kitchen with quartz countertops, stainless steel appliances, light fixtures, TANKLESS hot water system and much more! Your HUGE Primary Bedroom retreat is complete with a walk-in closet designed and built by California Closets and a lovely ensuite - the soaker tub will welcome you to a relaxing soak and the separate shower is perfect for the quick get up & go times. The laundry room is conveniently located on the main floor so no need to use the stairs. The upper level loft can easily be used as a second bedroom for guests or home office. The lower level has an amazing built-in library system if you happen to be a book lover or change to your preference. It also offers rough-ins for another bathroom and potential for a full bedroom with a large window. Outside



you will find a patio and a gas hookup for your BBQ to make your entertaining easy and enjoyable. You'll often experience the added bonus of seeing deer wandering in the area as you're living so close to Fish Creek Park. No dogs allowed in this complex.

Built in 1996

Essential Information

MLS® #	A2121544
Price	\$460,000
Sold Price	\$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,365
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Sold

Community Information

Address	34 Candle Terrace Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6G7

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 29th, 2024
Days on Market	48
Zoning	M-CG d38
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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