

\$399,900 - 20 Canterbury Gardens Sw, Calgary

MLS® #A2128894

\$399,900

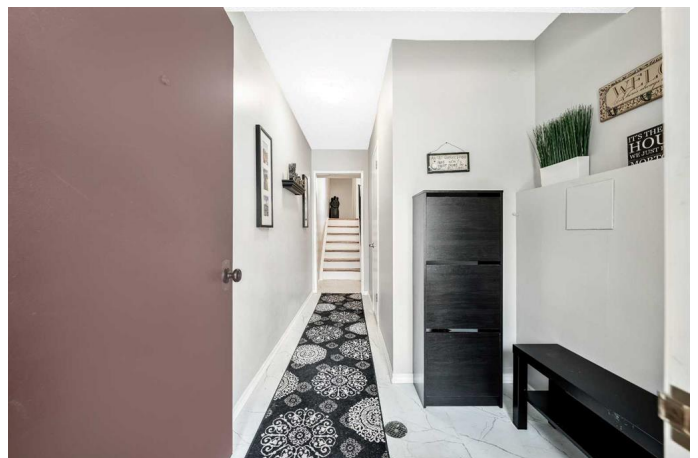
3 Bedroom, 2.00 Bathroom, 1,477 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Open House Sunday May 5th 1-3pm

Welcome to this charming 3-bedroom townhouse in the serene neighborhood of Canyon Meadows, Calgary. Ideal for both comfort and convenience, this home offers 1,477sqft of well-utilized space, complemented by recent upgrades including a renovated kitchen, flooring, fixtures, lighting and both bathrooms. Step inside to discover a welcoming ground floor with convenient garage access and a handy 2-piece powder room. The large family room, distinguished by a cozy brick-faced wood-burning fireplace, seamlessly connects to the main living area. Here, the living and dining rooms adjoin a functional galley kitchen, perfect for everyday living and entertaining. Upstairs, relax in the spacious master bedroom featuring double closets for ample storage. Two additional bedrooms offer flexibility for family, guests, or home office use. The layout is completed by a fully equipped 4-piece bathroom. The lower level of this home has been thoughtfully converted into a recreation room, currently used as a third bedroom, adding to the overall space this property provides. Outside, enjoy private moments in the bright and sunny west-facing backyard that is fully fenced and overlooks a beautifully treed park. This outdoor space is perfect for gardening enthusiasts or those who simply cherish quiet outdoor relaxation. This townhouse backs onto a lush green space and is ideally located within walking distance to essential amenities



including the Canyon Meadows C-Train and LRT stations, Fish Creek Park, as well as various shopping and dining options. Schools and major routes like McLeod Trail are conveniently close, making daily commutes effortless. Whether you're a first-time homebuyer or looking to downsize, this well-maintained property offers a blend of tranquility and urban convenience, making it a perfect place to call home.

Built in 1976

Essential Information

MLS® #	A2128894
Price	\$399,900
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	20 Canterbury Gardens Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2S9

Amenities

Amenities	None
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Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 11th, 2024
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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