

\$359,900 - 468 Cannington Close Sw, Calgary

MLS® #A2128901

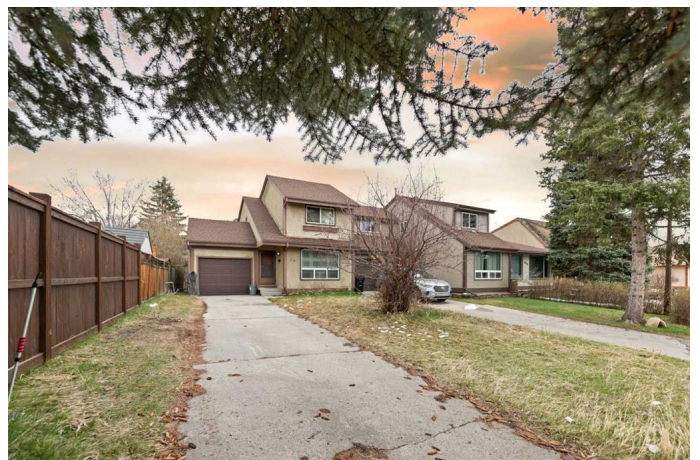
\$359,900

4 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.08 Acres

Canyon Meadows, Calgary, Alberta

Attention Renovators and Investors! Welcome to a diamond in the rough located in the desirable community of Canyon Meadows. This townhome offers immense potential for those with a vision and a knack for renovation. While it currently requires a complete overhaul, this property boasts a promising layout with ample space and a fantastic location. Upon entering, you'll find a good-sized living room, dining area, and a large kitchen on the main floor, perfect for entertaining and family gatherings. Additionally, there's a convenient two-piece bathroom on this level. Upstairs, discover three bedrooms and a four-piece bathroom, providing comfortable accommodation for the whole family. The basement has some development, but it's ripe for a fresh start, offering an opportunity to customize and finish it according to your preferences. With creativity and effort, you can transform this space into an additional living area, a home office, or whatever suits your needs. Outside, enjoy the convenience of an oversized single car garage and room for three cars to park in the driveway. The backyard features a patio and is fenced, providing privacy and a safe space for outdoor activities. Located close to schools, shopping centers, playgrounds, and transit, this home offers convenience at your fingertips. Plus, nature enthusiasts will appreciate the proximity to the stunning Fish Creek Park, offering endless opportunities for outdoor adventures. If you're ready to roll up



your sleeves and turn this fixer-upper into a profitable investment or your dream home, don't miss out on this opportunity. Schedule a viewing today and unlock the potential of this hidden gem in Canyon Meadows!

Built in 1977

Essential Information

MLS® #	A2128901
Price	\$359,900
Sold Price	\$432,100
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	468 Cannington Close Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3G2

Amenities

Parking Spaces	4
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 7th, 2024
Days on Market	3
Zoning	M-CG d24
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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