

# \$459,900 - 173, 330 Canterbury Drive Sw, Calgary

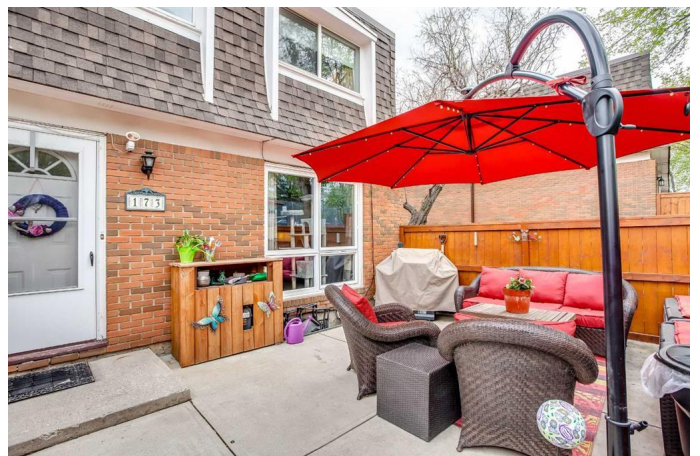
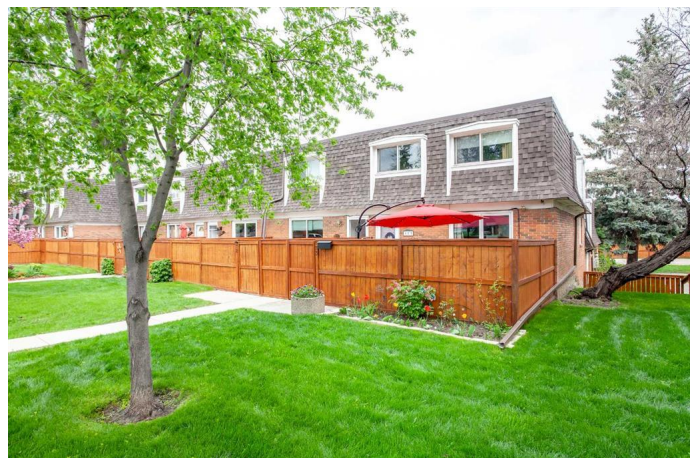
MLS® #A2136976

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,218 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

END UNIT | 3 BEDROOM | RENOVATED MAIN FLOOR | FINISHED BASEMENT WITH BAR | EXCEPTIONAL LOCATION | Welcome to the highly sought after Canyon Glen, in the heart of Canyon Meadows! One of the best locations within the complex, an end unit facing the courtyard tennis courts providing an expansive view from the patio. This lovely 2 story property has 3 bedrooms and 2.5 baths! Super cute fenced in patio area, open plan and plenty of storage and new flooring throughout main floor! The main level consists of NEW large windows (2019) and beamed ceilings, a spacious renovated (2019) kitchen with quartz countertops, dining area and large living room plus a powder room. Beautiful painted brick feature wall leads upstairs to 3 good sized bedrooms plus a 4 piece bath. The finished basement has a possible fourth bedroom/hobby room or office/den (currently there is no window), bar area, family room with built in cabinets plus another full bath! As part of the condo complex, residents enjoy access to fantastic amenities, including a tennis court, outdoor pool, and recreation center! All covered by low condo fees. Close to Fish Creek Park, shopping, schools and public transit! This complex is absolutely stunning in the summer months with an abundance of blooming trees and flower planters surrounding many of the units. The furnace and ducts were cleaned and furnace was just inspected in April. Book your viewing today!



Built in 1971

## Essential Information

MLS® #	A2136976
Price	\$459,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	173, 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	Assigned, Stall

## Interior

Interior Features	Bar, Beamed Ceilings, Ceiling Fan(s), Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, 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	Back Yard
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2024
Date Sold	June 9th, 2024
Days on Market	9
Zoning	M-C1 d100
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.