

\$564,999 - 78 Candle Terrace Sw, Calgary

MLS® #A2150008

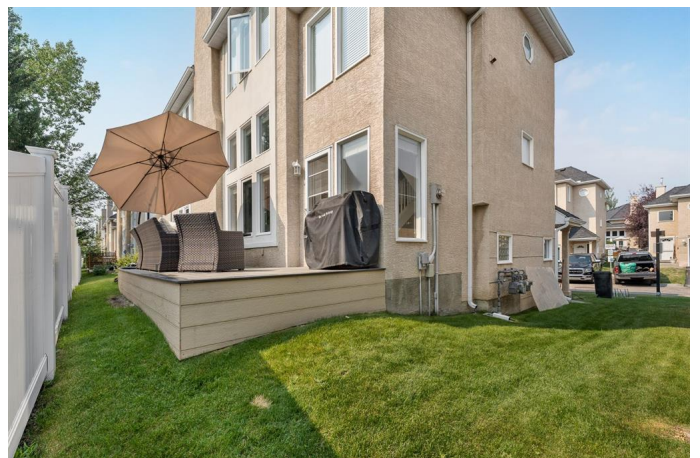
\$564,999

3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.05 Acres

Canyon Meadows, Calgary, Alberta

Rarely do properties of this size come up for sale in this highly sought after complex! Welcome to Fish Creek Villas! 78 Candle Terrace is your future home and this is what it has to offer: (10 REASONS WHY YOU NEED TO BUY THIS PLACE): 1) The Size - 1780 sq.ft of fully finished space on 4 levels(all levels are above grade). You will be hard pressed to find another townhome of this size in Calgary. 2) End unit - yes!!! Finally, you will be living in an end unit home with a TON OF NATURAL LIGHT and abundance of large windows on all levels. Lots of green space on the side and at the back. 3) Unique Layout - your home features 4 LEVELS of fully developed space....the first one is your foyer with access to the garage...your second level offers a grandiose living room with a corner gas fireplace and huge east facing windows....plus access to a gorgeous NEWLY BUILT DECK(reason #4). The deck is constructed with highly durable composite material. Going up are entering level 3 that features a large dining room, a kitchen with Stainless Steel Appliances, pantry and stone countertops(reason #5) PLUS a breakfast nook. Again....LOTS OF WINDOWS UP HERE TOO! Finally, level 4 features a huge master bedroom with a 5PC ensuite bathroom and 2 closets. There are 2 more bedrooms on the 4th level along with another full bathroom and the laundry room(very convenient to have it here). Please note>>>all bathroom countertops are also stone(reason #6). 7) The flooring on 3



levels have been recently upgraded to waterproof Luxury Vinyl Plank(looks like hardwood)....the upper level comes with new carpet. 8) New blinds on all windows throughout the home. 9) Double car garage offers polyaspartic floor and a built in shelves. 10) Location, Location, Location - the complex is located in a quiet pocket of Canyon Meadows....steps away from the famous Fish Creek Park with its beautiful walking and biking pathways and untouched flora and fauna. 11) BONUS POINT: Fish Creek Villas is a very well managed complex. Landscaping and snow removal is included on the condo fees. All the roads and driveways in the complex have just been repaved. New irrigation system in place as well. Are you excited yet? Book your private viewing NOW and come see this place before it's gone! Quick possession day is available!

Built in 1992

Essential Information

MLS® #	A2150008
Price	\$564,999
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	0.05
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	78 Candle Terrace Sw
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Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6G7

Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Corner Lot, Low Maintenance Landscape, Landscaped
Roof	Clay Tile
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2024
Date Sold	July 31st, 2024
Days on Market	10
Zoning	M-CG d38
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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