

\$359,900 - 13, 330 Canterbury Drive Sw, Calgary

MLS® #A2150957

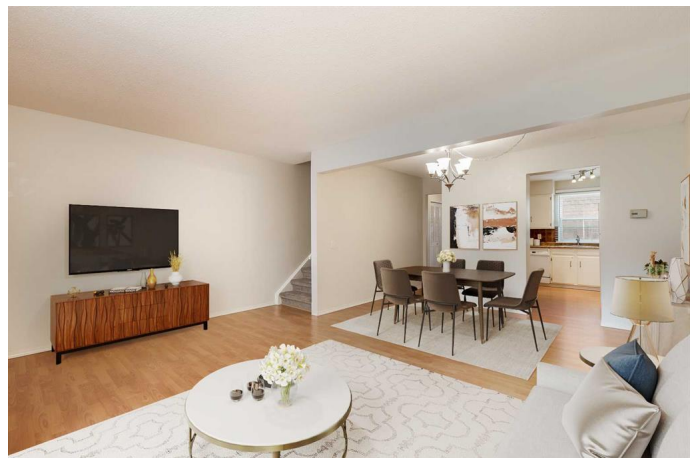
\$359,900

2 Bedroom, 1.00 Bathroom, 1,034 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

This delightful two-storey townhouse is situated in the vibrant and welcoming community of Canyon Meadows. Offering over 1,500 square feet of developed living space, this home features two bedrooms, one full bathroom, and a finished basement. The condo complex boasts exceptional amenities, including a pool, tennis and basketball courts, and a recreation center. Upon entering, you'll find a welcoming foyer with a closet for convenient storage. The main floor offers an open-concept living and dining area, perfect for both relaxing and entertaining. Expansive sliding doors lead to a private, fully fenced backyard, providing an ideal space for outdoor BBQs and relaxation. The kitchen is both functional and spacious, featuring white appliances, plenty of cupboard space, and a pantry. Upstairs, the second level hosts a generous primary bedroom with dual closets, an additional bedroom, and a four-piece bathroom. A roomy linen closet adds to the home's abundant storage options. The finished basement offers a large recreational room, ideal for a range of activities, complemented by additional storage and a laundry area. Other features of the home include an assigned outdoor parking stall with a plug-in and fresh paint throughout, offering a bright and clean environment. Canyon Meadows is a well-established community with easy access to several highly regarded schools, including Canyon Meadows Elementary, St. Catherine Elementary, Robert Warren Junior High, EP



Scarlett High School, Ethel M Johnson Elementary, St. Stephens K-9, Harold Panabaker and Foundations for the Future Charter Academy. Public transportation is highly convenient, with bus stops just steps away and the Anderson Road LRT Station only minutes away. Residents can also enjoy the convenience of Canyon Meadows Shopping Centre right across the street, as well as the nearby Canyon Meadows Aquatic and Fitness Centre. For shopping and recreation, Southcentre Mall, Fish Creek Library, and the Trico Centre are all just a short drive away. The neighborhood offers excellent access to major routes, including Anderson Road, Elbow Drive, 14th Street, and Macleod Trail, making commuting a breeze. Nature lovers will appreciate the close proximity to Fish Creek Provincial Park, as well as the nearby Canyon Meadows and Southwood/Braeside off-leash areas, perfect for outdoor enthusiasts and pet owners alike. Explore the floor plans and virtual tour, then schedule your showing today!

Built in 1969

Essential Information

MLS® #	A2150957
Price	\$359,900
Sold Price	\$359,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,034
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	13, 330 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H6

Amenities

Amenities	Clubhouse, Outdoor Pool, Racquet Courts, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Guest, Stall

Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Level
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2024
Date Sold	October 3rd, 2024
Days on Market	9
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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