

\$415,000 - 82, 330 Canterbury Drive Sw, Calgary

MLS® #A2158630

\$415,000

2 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Exceptional opportunity â€¢ End Unit with 2 Bedrooms with Low Condo Fees â€¢ Featuring a fully finished basement and a private fenced yard, this pet-friendly townhouse is perfect for families. Condo fees are among the lowest in the city due to an exceptional management company. The remodeled kitchen invites you in with its quartz countertops, stainless steel appliances, and timeless shaker cabinets, providing plenty of storage and counter space. The flooring throughout the home is vinyl plank, creating a sense of spaciousness. The spacious living area, featuring a timeless shiplap accent wall, along with a dedicated dining area, offers plenty of room for entertaining. Upstairs, you'll find two large bedrooms with new windows, a large linen closet and an upgraded 4-piece main bathroom. The lower level is perfect for additional living space, featuring a spacious family room, laundry room with loads of storage and a 4-piece bathroom. The yard is shaded by mature trees, perfect for gardening, relaxing on the patio, or taking your dog for a walk. There is an assigned parking spot close to the front door, as well as ample parking right behind the unit on the road, with additional stalls available for rent through the condo association. A recently renovated heated swimming pool, complete with lockers and full-service bathrooms, and a recreation hall with a pool table, dartboard, small kitchen, and plenty of seating are available to guests. The complex also has tennis courts, perfect for



leisure activities or playing pickleball. Canyon Meadows is a desirable neighborhood that offers public schools, sports fields, playgrounds, the Canyon Meadow Aquatic and Fitness Center, Fish Creek Park, and convenient transportation routes. This is an exceptional opportunity you don't want to miss!
â€¢ Click on the 3D tour for the full experience
â€¢

Built in 1969

Essential Information

MLS® #	A2158630
Price	\$415,000
Sold Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	82, 330 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H6

Amenities

Amenities	Clubhouse, Outdoor Pool, Recreation Room
Parking Spaces	1
Parking	Paved, Plug-In, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 6th, 2024
Days on Market	14
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.