

\$345,000 - 36 Canterbury Gardens Sw, Calgary

MLS® #A2179407

\$345,000

2 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

This inviting 934 SF townhouse offers over 1252 SF of living space, blending character, practicality, and convenience. Situated in a well-maintained complex with condo fees of \$411/month, this home features a single attached garage with an additional parking pad. A private, fully fenced yard opens onto tranquil, park-like grounds, offering a serene outdoor retreat for pet owners or anyone who loves a connection to nature.

Inside, the home maintains its midcentury charm with updates thoughtfully made throughout the years. The bright kitchen includes updated countertops and laminate flooring, while the adjacent dining area overlooks the spacious living room. With its vaulted ceilings, wood-burning fireplace, and cozy atmosphere, the living room is perfect for unwinding.

The primary suite offers an updated 4 pc ensuite ensuring comfort and functionality. The lower level is open and provides extra space for a spare bedroom, rec room or an office. Additional improvements throughout the years include replaced lino flooring in the hallway and powder room, washer and dryer units, and a high-efficiency furnace (2015). While some areas reflect the era of the home, it has been lovingly cared for and is move-in ready with opportunities for personalization.

You'll also appreciate the proactive work



of the condo board, with a 2019 (approx) roof shingle replacement and attic insulation previously completed.

Conveniently located steps from bus stops, minutes to the LRT, and within walking distance to Fish Creek Park, this townhouse offers an unbeatable location for active lifestyles.

Affordable, functional, and full of potential – don't miss your chance to own this charming townhouse!

Built in 1976

Essential Information

MLS® #	A2179407
Price	\$345,000
Sold Price	\$361,750
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	934
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Sold

Community Information

Address	36 Canterbury Gardens Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2S9

Amenities

Amenities	Park, Visitor Parking, Golf Course
Parking Spaces	2
Parking	Driveway, Front Drive, Parking Pad, Single Garage Attached, Enclosed, Garage Faces Front, Secured

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Living Room, Mantle, Wood Burning, Den
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard, Basketball Court
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2024
Date Sold	November 26th, 2024
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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