

\$349,900 - 106, 330 Canterbury Drive Sw, Calgary

MLS® #A2181654

\$349,900

2 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome HOME. Current owners have lived here for 15 years & now it is YOUR turn to own this great TWO bedroom townhouse! Ideal blend of comfort & convenience for singles, couples, roommates or small families seeking a balance between condo living and outdoor space. OR perfect investment property! PRIVATE FENCED patio, nice place for relaxing or entertaining. The planter stays & there are LILIES that come up every year! LOCATION in complex is ideal-faces East & there are homes across street. PLUS tons of street parking! Freshly painted. Nice foyer welcomes you with wall shoe racks in place. HARDWOOD on main! Living area offers space to enjoy downtime w/BIG window and natural light...so private with no one looking in! Dining area can handle family meals or even host a great party! Kitchen close by features ample cabinet storage and generous counter space. The laminate flooring throughout the main level is low-maintenance and easy to care for. TWO piece bath on this level for ultimate convenience. Transition upstairs to find TWO LARGE bedrooms & nice soft carpet. Primary bedroom boasts a walk-in closet, providing plenty of storage, while the second bedroom is versatile—ideal for bunk beds, a guest room, or a home office. Additional highlights include a large family room in the basement, offering even more room to relax or entertain. The mechanical room doubles as the perfect storage area & laundry room. Assigned parking stall w/plug for



those cold days - conveniently located close to unit! Did I mention LOW condo fees? Sellers looking for a quick possession - so move in before the holidays! Nothing left to do here but enjoy....The condo complex itself offers fantastic amenities, including an outdoor POOL, tennis and basketball courts PLUS a recreation center, providing plenty of options to stay active!!! Canyon Meadows is a well-established community with easy access to excellent schools, Public transit is conveniently close, with bus stops just steps away and the Anderson Road LRT Station a short distance from the home by foot or car. Want to swim INDOORS??? Walk to the nearby Canyon Meadows Aquatic and Fitness Centre. Shopping, Restaurants and services are easy to get to - Canyon Meadows Shopping Centre mins away & for MORE options; Southcentre Mall, Willow Park Shopping & Avenida - all just a short drive. Fish Creek Library & the Trico Centre nearby. You never have to leave this area - but if you do - location provides easy access to major routes like Anderson Road, Elbow Drive & Macleod Trail PLUS Deerfoot & Stoney Trail. Less than 30 minute drive to the airport. 20 min drive downtown! Nature enthusiasts will appreciate being close to biking, walking & running in Fish Creek Provincial Park, as well as nearby off-leash areas for dogs!Floor plans and 3D tour available or call your favorite agent to view today. This one WILL NOT last! NEW windows throughout, NEW paint. Washer/Dryer 2024. Fridge/Stove/DW 2018. HWT 2009. Furnace 2012.

Built in 1971

Essential Information

MLS® #	A2181654
Price	\$349,900
Sold Price	\$360,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,097
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	106, 330 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H6

Amenities

Amenities	Outdoor Pool, Racquet Courts, Recreation Facilities
Parking Spaces	1
Parking	Assigned, On Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Ceiling Fan(s), Closet Organizers, See Remarks, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame, Brick

Foundation Poured Concrete

Additional Information

Date Listed November 30th, 2024
Date Sold December 11th, 2024
Days on Market 11
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

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