

152, 330 Canterbury Drive SW
Calgary, Alberta

MLS # A2180224



\$375,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1971 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: 1 Portable Window Air Conditioner

Discover the perfect blend of comfort and convenience in this delightful 2-bedroom townhouse located in the sought-after Canyon Glen Townhouses, nestled in the vibrant Canyon Meadows neighborhood. This inviting home features a bright and spacious living area, a practical kitchen with plenty of storage, and two comfortable bedrooms ideal for restful nights. Large windows invite in an abundance of natural light, creating a warm and welcoming ambiance throughout. The community offers unparalleled amenities, including access to a recreation center and an outdoor pool—perfect for staying active and enjoying sunny days. Canyon Meadows is a prime location with excellent schools, shopping, and dining options just minutes away. Outdoor enthusiasts will love being close to Fish Creek Provincial Park, where stunning trails and natural beauty abound. Convenient access to public transit and major roadways ensures an easy commute to anywhere in the city. This home is ideal for first-time buyers, downsizers, or anyone looking for an exceptional value in a fantastic community. Don't miss your chance to own in this desirable neighborhood—schedule your private viewing today!