

# \$419,900 - 81, 330 Canterbury Drive Sw, Calgary

MLS® #A2229737

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

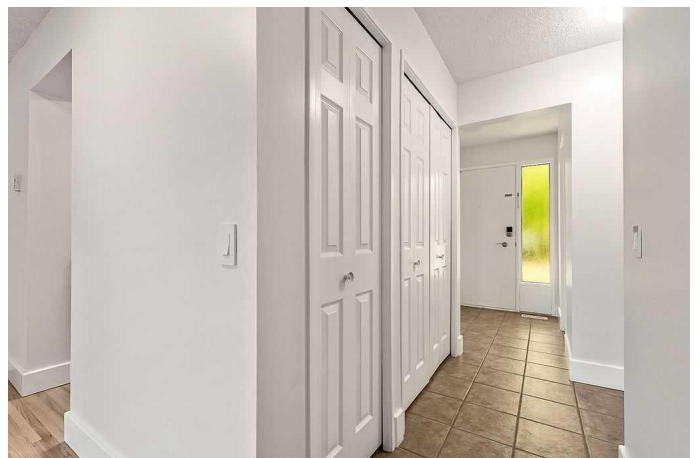
Located in the sought-after community of Canyon Meadows, this newly updated 3 bedroom 2.5 bath home awaits you! Highlights of this home include new carpet, paint and re-surfaced hardwood flooring, updated lighting with Decor switches & plugs and brand new stainless steel appliances in the lovely kitchen. Sliding glass doors off the living room lead to a private, low maintenance fenced yard and nice sized deck. On the upper level, you will find a 4 pc bathroom 2 well sized bedrooms; the primary with a generous size closet. The lower level is finished with a comfortable family/flex room, ample storage, additional bedroom and 3 pc. bath. Your assigned parking stall is conveniently located, and there is guest parking nearby. You can move in and enjoy summer life here; the complex has it's own outdoor pool and tennis courts. Moving in with your pets could not be any easier - they are welcome too! This location is wonderful....close to neighborhood schools, Fish Creek Park, Canyon Meadows Rec Centre, beautiful Babbling Brook park, transit and C Train, and local shopping and dining is nearby!

Built in 1969

## Essential Information

MLS® # A2229737

Price \$419,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,089         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 81, 330 Canterbury Drive Sw |
| Subdivision | Canyon Meadows              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2W 1H6                     |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking, Outdoor Pool |
| Parking Spaces | 1                                           |
| Parking        | Stall                                       |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks, Storage                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard             |
| Lot Description   | Back Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Concrete, Mixed, Wood Frame, See Remarks        |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 19th, 2025

Days on Market            15

Zoning                        M-C1 d100

### **Listing Details**

Listing Office              RE/MAX Landan Real Estate

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