

780-380-6207
meghan@meghanrobinson.net

81, 330 Canterbury Drive SW
Calgary, Alberta

MLS # A2229737



\$419,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, See Remarks, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions: N/A

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!