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151, 330 Canterbury Drive SW  
Calgary, Alberta

MLS # A2237744



\$374,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,008 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Cedar, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 312

LLD: -

Zoning: M-C1 d100

Utilities: -

Inclusions: none

Beautiful Townhome in Canyon Meadows! Welcome to 151-330 Canterbury Drive SW! This move in ready 2 bedroom, 1.5 bath townhome offers over 1,500 sq ft of fully developed living space, including a finished basement. Recent updates include new carpet, recent paint, resurfaced floors, stainless steel appliances, and modern lighting. The main floor features a bright and open living/dining area. Upstairs you'll find two generously sized bedrooms, including a spacious primary with walk-in closet, and a 4 piece bathroom. The finished basement includes a large family/flex room, laundry, and a home theatre setup—perfect for movie nights. Enjoy low condo fees in a well managed, pet-friendly complex with premium amenities: heated outdoor pool, tennis & basketball courts, and a clubhouse. Unbeatable location walking distance to LRT, Fish Creek Park, schools, shopping, and recreation. An excellent opportunity in one of Calgary's most desirable SW communities!