



**16, 330 Canterbury Drive SW  
Calgary, Alberta**

**MLS # A2232227**



**\$389,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** none

Pictures are coming! Welcome to Unit 16, 330 Canterbury Drive SW &ndash; Canyon Meadows | \$389,900. Step into comfort and style in this beautifully updated townhome nestled in the heart of desirable Canyon Meadows. Offering 3 bedrooms, 2.5 bathrooms, and approximately 1,035 sq ft across two levels (plus a fully developed basement), this home delivers the space and functionality your family needs. Freshly painted with brand new carpet throughout, the interior feels modern, clean, and move-in ready. The spacious main floor features a bright living area and an inviting kitchen, while upstairs offers three generous bedrooms and a full bath. Enjoy the private fenced yard &ndash; perfect for relaxing or entertaining. Plus, this unit is part of a well-maintained complex that includes access to an amazing recreation center featuring an indoor pool, tennis courts, basketball courts, and more! Located just minutes from schools, Fish Creek Park, shopping, transit, and major roadways, this is an unbeatable opportunity in a fantastic southwest community. Don't miss your chance to own in one of Calgary&rsquo;s most established neighborhoods!