

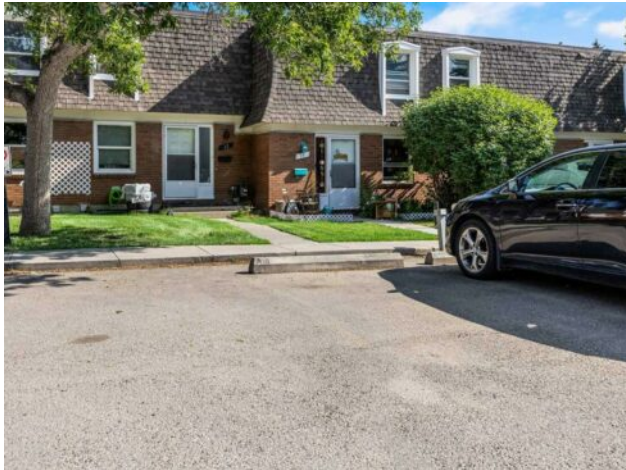


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

16, 330 Canterbury Drive SW  
Calgary, Alberta

MLS # A2232227



**\$389,900**

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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's most established neighborhoods!