

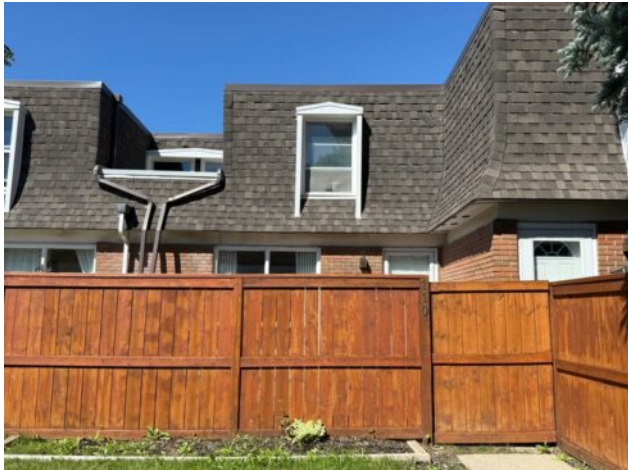


GRASSROOTS
REALTY GROUP

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**110, 330 canterbury Drive SW
Calgary, Alberta**

MLS # A2248967



\$325,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,054 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle, Tar/Gravel
Basement:	Full, Unfinished
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 312
LLD:	-
Zoning:	M-C1 d100
Utilities:	-

Inclusions: Shelving in second bedroom

Here's your chance to get into the highly sought-after Canyon Glen Townhouse community. This 2 bedroom, 2 bathroom townhome is brimming with potential—perfect for an investor, or anyone ready to put in a little elbow grease and create their dream space. The main floor offers a bright living room, dining area, functional kitchen, and convenient 2 piece bathroom. Upstairs, you'll find two generous bedrooms and a 4-piece bathroom. The full unfinished basement is ready for your personal touch. Enjoy extra living space, a home gym, or a spot for extra storage. Step outside your front door to a private fenced patio area, ideal for summer BBQs, planters, and a cozy bistro set. Parking is a breeze with convenient street parking plus your own assigned stall. This complex is all about lifestyle: enjoy warm summer days in the outdoor pool, get active on the basketball and tennis courts, or unwind in the recreation room. Location doesn't get better—you're just a quick walk to Anderson Station, Elbow Drive bus stop, Southcentre Mall, and Fish Creek Park. Opportunities like this don't last long. Call your fave Realtor and book a showing today!