



**GRASSROOTS**  
REALTY GROUP

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90, 330 Canterbury Drive SW  
Calgary, Alberta

MLS # A2257400



**\$425,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Canyon Meadows  |        |                   |
| Type:     | Residential/Four Plex   |        |                   |
| Style:    | 2 Storey  |        |                   |
| Size:     | 1,049 sq.ft.  | Age:   | 1969 (56 yrs old) |
| Beds:     | 2   | Baths: | 1 full / 1 half   |
| Garage:   | Stall   |        |                   |
| Lot Size: | -   |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Level, Low Maintenance |        |                   |

|             |  |            |           |
|-------------|--|------------|-----------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile, Laminate   | Sewer:     | -         |
| Roof:       | Asphalt Shingle, Flat  | Condo Fee: | \$ 296    |
| Basement:   | Finished, Full   | LLD:       | -         |
| Exterior:   | Brick, Wood Frame  | Zoning:    | M-C1 d100 |
| Foundation: | Poured Concrete  | Utilities: | -         |
| Features:   | Bookcases, Built-in Features, Ceiling Fan(s), Dry Bar, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wired for Sound |            |           |

**Inclusions:** Alarm/Security System with 2 Wireless Security Cameras (App Controlled), TV Bracket in Basement, Wired Speaker System, Entertainment Unit in Living Room

Welcome to your new home in the heart of Canyon Meadows! This stylish end-unit townhouse combines modern updates with everyday comfort. Extensive renovations over the years include upgraded insulation, plumbing, wiring, networking, lighting, and ceiling speakers throughout the home - delivering true turn-key living. Inside, the functional entryway with custom cubbies, hooks, and a bench makes day-to-day life effortless. The kitchen impresses with ceiling-height cabinetry, a metallic backsplash, lots of counter space, sleek appliances, and a garburator. Open dining and living areas flow seamlessly, featuring custom cabinetry to keep storage tidy and cords hidden. Patio doors lead to a private fenced yard with direct access to green space perfect for morning coffee, summer BBQs, or simply relaxing outdoors. Upstairs, the spacious primary suite offers a double closet and retreat-like feel. A second bedroom provides versatility for guests, kids, or a bright home office. The spa-inspired bathroom includes a tiled surround and rain shower for a touch of luxury. The fully finished lower level is a true bonus: a half bath, built-in entertainment bar, and plenty of room for a home theatre, game nights, or even a gym. Recent updates include a newer furnace and hot water tank (2020) for peace of mind. The pet-friendly, well-kept complex features an outdoor heated pool, tennis and basketball courts, ample visitor parking, all at low condo fees. Your assigned parking stall is conveniently located right out front the unit. Schools, shopping, transit, the C-train, Stoney Trail, and Fish Creek Park are all within easy reach. You'll also be near the Canyon Meadows Community Association building, which offers additional outdoor amenities and events. Whether you're starting fresh, building your future, or simply ready for a place that feels as stylish as it is welcoming, this

one&rsquo;s ready for you.