



GRASSROOTS
REALTY GROUP

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

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

MLS # A2270452



\$360,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Central, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: N.A.

Welcome home to this beautifully updated 2-bedroom, 1.5-bathroom townhome in the highly desirable Canyon Glen complex—an ideal blend of comfort, style, and convenience. This home has been completely redone from top to bottom and has ****never been occupied since the renovations****, giving you that true **new-home feel and smell** the moment you walk in. Step inside to a fresh, modern interior featuring luxury vinyl plank flooring, neutral colors, fresh paint, and updated lighting throughout. The fully renovated kitchen stands out with quartz countertops, brand-new cabinets, and new stainless steel appliances—perfect for cooking, hosting, and everyday living. Both bathrooms have been refreshed with contemporary finishes, and the electrical has been updated for added peace of mind. Outside, enjoy a fully fenced, low-maintenance yard ideal for relaxing, pets, or easy outdoor living. With ****low condo fees**** and ****turn-key condition****, this home offers effortless ownership. The complex is well-managed and rich in amenities, including an outdoor pool, recreation centre, and tennis court. Mature trees and walking paths surround the community, creating a peaceful setting just steps from Fish Creek Park. Conveniently located close to shopping, schools, and the C-Train, this home provides excellent walkability and accessibility for work, play, and daily life. Move-in ready, fully upgraded, and never lived in since the renovation—this Canyon Glen townhome is truly a must-see!