



GRASSROOTS
REALTY GROUP

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**11, 1011 Canterbury Drive SW
Calgary, Alberta**

MLS # A2277404



\$499,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,755 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Low Maintenance Landscaping		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE SAT JAN 10, 1-3pm and SUN JAN 11, 2-4pm. Great opportunity to own a beautifully updated 5-level split townhome in a well-managed complex. Ideally positioned fronting and backing onto green space, this home offers privacy and great views as well as an abundance of natural light throughout. The main level accesses the attached garage and laundry area. The upper level features a spacious living room with soaring ceilings, a striking brick fireplace, and access to the fenced backyard, perfect for relaxing or entertaining. A few stairs up is a bright kitchen with dining nook that has been tastefully refreshed with new cabinets, new countertops, and a new stove, offering both style and functionality. A generous family room and convenient 2-piece bathroom complete this level. Upstairs you'll find 3 well-sized bedrooms, including a primary retreat with a 4-piece ensuite and walk-in closet. There is also an additional 4-piece bathroom. The lower level features a large recreation room, ideal for a home office, gym, or media space. Numerous updates in the home include fresh paint on walls and ceilings, new baseboards, new carpet and new laminate flooring, new toilets, new cabinets throughout and a newer hot water tank (2024). Located in a prime setting with excellent access to shopping, schools, transit, and major roadways, this bright and spacious townhome offers outstanding value in a highly desirable complex.