



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

**MLS # A2281487**

**\$449,900**



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

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

**PRICED TO SELL!** Great opportunity to own a beautifully updated 5-level split townhome in a well-managed complex. Ideally positioned FRONTING & BACKING ON TO 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 PRIVATE 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 & CEILINGS, NEW BASEBOARDS, NEW CARPET, NEW LAMINATE FLOORING, NEW BASEBOARDS, NEW TOILETS, NEW CABINETS THROUGHOUT & 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. Book your viewing appointment today!