



GRASSROOTS
REALTY GROUP

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

MLS # A2281487



\$449,900

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

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!