



125, 330 Canterbury Drive SW
Calgary, Alberta

MLS # A2288671



\$339,900

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|------------------|-----------------------|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,046 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Lawn, Level, Private | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 324

LLD: -

Zoning: M-C1 d100

Utilities: -

Inclusions: NA

Nicely updated 3-bedroom townhome offering exceptional value with low condo fees and a prime location. The main floor features laminate flooring throughout and a spacious living and dining area that flows into the updated kitchen. Upstairs you'll find two well-sized bedrooms and a bathroom. The fully fenced private yard is perfect for kids and pets. Residents enjoy access to a pool, basketball court, tennis court, and recreation center. Conveniently located within walking distance to schools, transit, LRT, and community amenities. Move-in ready and ideal for first-time buyers or investors.