



**19, 330 Canterbury Drive SW
Calgary, Alberta**

MLS # A2292120



\$399,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 318

LLD: -

Zoning: M-C1 d100

Utilities: -

Inclusions: n/a

This home truly stands out as one of the most tastefully updated, clean, and modern townhouses in its class. An exceptional opportunity, this 2-bedroom unit features one of the best layouts in the complex, with over 1600 sq. ft. of living space, complete with a rare main-floor powder room and low condo fees. With a fully finished basement and a private fenced yard, this pet-friendly home is ideal for families, first-time buyers, or investors. The condo fees are among the lowest in the city, thanks to outstanding management. The timeless kitchen welcomes you with butcher block countertops, stainless steel appliances, and white cabinetry, offering ample storage and prep space. Vinyl plank flooring runs throughout the entire home, enhancing the bright and open feel while creating a clean, modern, and cohesive look. The spacious living area is both stylish and inviting, featuring a shiplap accent wall, a cozy electric fireplace, recessed pot lights, and a dedicated dining area, making it the perfect space for everyday living and entertaining. Upstairs, you'll find two large bedrooms with generous windows, a sizable linen closet, and an updated 4-piece main bathroom. The fully finished lower level provides excellent additional living space with a large family room, a 4-piece bathroom, and a laundry room with extensive storage in the utility room. Outside, the private fenced yard features a spacious updated deck, perfect for relaxing, entertaining, or enjoying outdoor living. There is an assigned parking stall close to the front door, along with ample visitor parking and additional stalls available for rent through the condo association. Other notable updates include a new furnace and hot water tank (2024), vinyl windows and front door (2022), LED recessed lighting (2024), and a new pressure-treated deck (2025). Residents also enjoy fantastic complex amenities, including a recently renovated

heated outdoor swimming pool with lockers and full-service bathrooms, a recreation hall with a pool table, dartboard, small kitchen, and seating, as well as tennis courts that can also be used for pickleball. Located in the desirable community of Canyon Meadows, you'll have access to excellent schools, sports fields, playgrounds, and nearby recreation at the Canyon Meadows Aquatic & Fitness Centre, along with the natural beauty of Fish Creek Provincial Park and convenient transportation routes. This is an exceptional opportunity you don't want to miss. For a full experience, click on the 3D tour.