



**29, 1011 Canterbury Drive SW  
Calgary, Alberta**

**MLS # A2303647**

**\$439,900**



<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<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>	Ceiling Fan(s), Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House, Saturday April 25 from 1-3 pm\*\*** Welcome to easy, low maintenance living in the heart of Canyon Meadows - just steps from the Babbling Brook pathways and green space. This beautifully updated townhouse offers modern style, functional space, and low maintenance convenience in one of Calgary's most established communities. With 1,675 sq ft above grade plus a fully developed lower level, this home gives you flexibility for how you want to live. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a bright open concept layout, it's designed for everyday living and easy entertaining. The bright and sunny kitchen stands out with quartz countertops, clean contemporary finishes, and a seamless flow into the living space. Downstairs, the fully developed basement adds valuable extra space; ideal for movie nights, a home office, or a private retreat. Step outside to your own private, fenced patio backing directly onto lush green space, perfect for morning coffee, evening unwinding, or hosting friends and family, with direct access to the Babbling Brook pathways. Located in the well managed Holly Meadows complex, low monthly condo fees cover exterior maintenance, offering true lock-and-leave ease. Complete with a single attached garage and convenient visitor parking just steps away, this home is well suited to busy professionals or those looking to simplify without compromise. Recent updates include: Newer windows throughout, Fridge (2025), Washer/Dryer (2026), Stove (2026), Garage Door (2022). Located close to shopping, schools, transit, and major routes. A standout opportunity in an established community, book your private viewing today!