



## 426 Cannington Close Calgary Alberta

\$499,900

NO CONDO FEES! NOT A CONDO! Welcome to this charming two-story townhouse with no condo fees located in the desirable Canyon Meadows neighborhood steps away from the world famous Fish Creek Park. This spacious home offers 1,416 sq ft of living space above grade, plus a fully finished basement, creating ample room for comfort and versatility. With four bedrooms and 1.5 baths, it's perfect for families or those seeking extra space. The main level features a bright kitchen with an eating area, a cozy living room, and a dedicated dining area. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with abundant natural light, plus a full bathroom. The finished basement expands the living area, featuring a fourth bedroom, a large game room, a utility room, and a separate laundry room. This property boasts a fenced backyard with a fire pit and garden area—perfect for outdoor relaxation. Additional highlights include parking spaces on a convenient parking pad, and a patio to enjoy the seasons. Ideally located near parks, schools, golf, shopping, and community amenities, this home is move-in ready and available for immediate possession. Offered at \$499,900, this is an excellent opportunity for spacious townhouse living in a vibrant neighborhood. (id:6769)

Recreational, Games room 3.30 M x 5.38 M

Furnace 1.85 M x 3.53 M

Laundry room 1.42 M x 1.85 M

Storage 1.98 M x 1.40 M

Bedroom 2.21 M x 2.97 M

Other 2.26 M x 4.93 M

Living room 2.08 M x 3.73 M

Dining room 2.51 M x 3.71 M

2pc Bathroom 1.70 M x 1.60 M

Primary Bedroom 4.50 M x 3.71 M

Bedroom 2.51 M x 4.50 M

Bedroom 3.07 M x 3.73 M

4pc Bathroom 2.67 M x 1.50 M

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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