



# 430 Cannington Close Calgary Alberta

\$459,800

Not a condo! No condo fee! Discover your new home in the heart of highly sought-after Canyon Meadows! Over 1600sqft living space in total, this charming row townhouse, nestled in a quiet cul-de-sac, offers both tranquility and convenience with no condo fees for added financial freedom. Inside, a spacious living room and dining area create the perfect setting for gatherings. The main floor includes a two-piece washroom and a well-sized family kitchen, ideal for memorable family moments. Upstairs, you'll find three generously sized bedrooms and a full bathroom, providing comfort and privacy for all. Fresh carpeting graces both the main and upper levels, adding a touch of warmth and style. The basement is ready for cozy evenings by the fireplace and includes ample storage space and a laundry room with a washer and dryer. Step outside into a fully fenced backyard, perfect for relaxation or outdoor fun. The extended driveway easily accommodates two vehicles, and the roof has been updated with new asphalt shingles. The recent upgrades including: new roof (2023), new paint(2023), new carpet(2023). Enjoy the unbeatable location, with schools, shopping, public transport, the LRT, parks, and even outdoor hockey rinks close by. Golf courses and the natural beauty of Fish Creek Park are just minutes away, making this home an exceptional choice for those seeking a balanced and vibrant lifestyle in Canyon Meadows. Welcome home! (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft

Primary Bedroom 12.42 Ft x 12.17 Ft

Bedroom 12.17 Ft x 7.83 Ft

Bedroom 12.17 Ft x 8.00 Ft

Living room 22.58 Ft x 12.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://calgaryhomes.ca/>



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