



## 330 Canterbury Drive Calgary Alberta

\$349,900

Welcome HOME. Current owners have lived here for 15 years & now it is YOUR turn to own this great TWO bedroom townhouse! Ideal blend of comfort & convenience for singles, couples, roommates or small families seeking a balance between condo living and outdoor space. OR perfect investment property! PRIVATE FENCED patio, nice place for relaxing or entertaining. The planter stays & there are LILIES that come up every year! LOCATION in complex is ideal-faces East & there are homes across street. PLUS tons of street parking! Freshly painted. Nice foyer welcomes you with wall shoe racks in place. HARDWOOD on main! Living area offers space to enjoy downtime w/BIG window and natural light...so private with no one looking in! Dining area can handle family meals or even host a great party! Kitchen close by features ample cabinet storage and generous counter space. The laminate flooring throughout the main level is low-maintenance and easy to care for. TWO piece bath on this level for ultimate convenience. Transition upstairs to find TWO LARGE bedrooms & nice soft carpet. Primary bedroom boasts a walk-in closet, providing plenty of storage, while the second bedroom is versatile-ideal for bunk beds, a guest room, or a home office. Additional highlights include a large family room in the basement, offering even more room to relax or entertain. The mechanical room doubles as the perfect storage area & laundry room. Assigned parking stall w/plug for those cold days - conveniently located close to unit! Did I mention LOW condo fees? Sellers looking for a quick possession - so move in before the holidays! Nothing left to do here but enjoy....The condo complex itself offers fantastic amenities, including an outdoor POOL, tennis and basketball courts PLUS a recreation center, providing plenty of options to stay active!!! Canyon Meadows is a well-established community with easy access...

4pc Bathroom 9.83 Ft x 5.00 Ft

Bedroom 10.92 Ft x 9.92 Ft

Primary Bedroom 10.33 Ft x 14.17 Ft

Recreational, Games room 16.75 Ft x 17.92 Ft

Furnace 16.58 Ft x 11.67 Ft

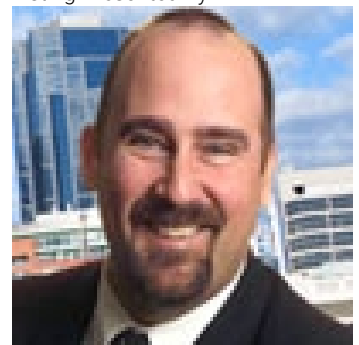
2pc Bathroom 6.75 Ft x 4.58 Ft

Dining room 8.17 Ft x 6.42 Ft

Kitchen 10.33 Ft x 11.25 Ft

Living room 17.25 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://clientfirst.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca