



## 405 Cannington Close Calgary Alberta

\$488,000

No condo fee! This is a fantastic well maintained owner-occupied duplex for a family, located in the peaceful Canyon Meadows neighborhood on a quiet street. Only blocks away from Fish Creek Provincial Park, close to C-train, and schools, . It features 4 bedrooms 2 full bathrooms. All exterior windows are upgraded (2020). The kitchen opens to a sunny south-facing backyard. 3 spacious bedrooms and one full bathroom comprise the second floor. Main floor bedroom and full bathroom make life much easier if there's senior in your family. There's a single attached garage and 2 parking space on the long driveway. The fully finished basement includes a recreation room and a laundry/storage area, offering great potential for future improvements. Other upgrades include hot water tank (2023), Vinyl flooring on 2nd floor, Refrigerator, washer, dryer, attic insulation. (id:6769)

Primary Bedroom 4.55 M x 3.56 M

Bedroom 3.45 M x 2.72 M

Bedroom 3.07 M x 2.84 M

4pc Bathroom 2.41 M x 1.50 M

Recreational, Games room 5.97 M x 3.38 M

Laundry room 4.59 M x 3.53 M

Furnace 2.26 M x 1.60 M

Kitchen 2.72 M x 2.03 M

Dining room 2.03 M x 2.03 M

Living room 3.68 M x 3.40 M

Bedroom 3.68 M x 2.72 M

3pc Bathroom 2.03 M x 1.73 M

Listing Presented By:



Originally Listed by:  
Skyrock

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