



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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151, 330 Canterbury Drive SW
Calgary, Alberta

MLS # A2237744



\$374,900

| | | | |
|-------------|-----------------------------|------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Cedar, Wood Siding | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |
| Inclusions: | none | | |

Beautiful Townhome in Canyon Meadows! Welcome to 151-330 Canterbury Drive SW! This move in ready 2 bedroom, 1.5 bath townhome offers over 1,500 sq ft of fully developed living space, including a finished basement. Recent updates include new carpet, recent paint, resurfaced floors, stainless steel appliances, and modern lighting. The main floor features a bright and open living/dining area. Upstairs you'll find two generously sized bedrooms, including a spacious primary with walk-in closet, and a 4 piece bathroom. The finished basement includes a large family/flex room, laundry, and a home theatre setup—perfect for movie nights. Enjoy low condo fees in a well managed, pet-friendly complex with premium amenities: heated outdoor pool, tennis & basketball courts, and a clubhouse. Unbeatable location walking distance to LRT, Fish Creek Park, schools, shopping, and recreation. An excellent opportunity in one of Calgary's most desirable SW communities!