

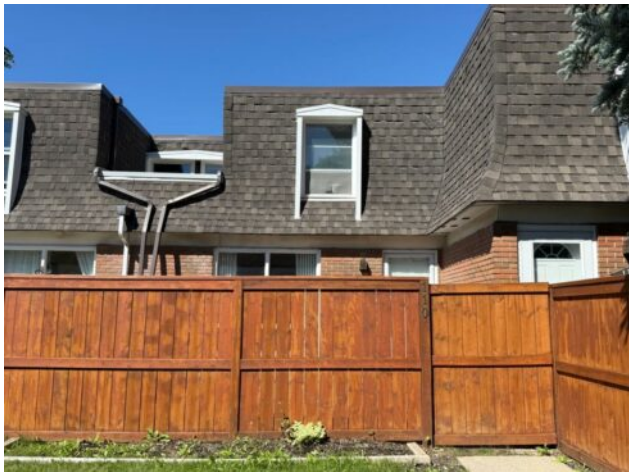


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

110, 330 canterbury Drive SW
Calgary, Alberta

MLS # A2248967



\$325,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 312
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	Shelving in second bedroom		

Here’s your chance to get into the highly sought-after Canyon Glen Townhouse community. This 2 bedroom, 2 bathroom townhome is brimming with potential—perfect for an investor, or anyone ready to put in a little elbow grease and create their dream space. The main floor offers a bright living room, dining area, functional kitchen, and convenient 2 piece bathroom. Upstairs, you’ll find two generous bedrooms and a 4-piece bathroom. The full unfinished basement is ready for your personal touch. Enjoy extra living space, a home gym, or a spot for extra storage. Step outside your front door to a private fenced patio area, ideal for summer BBQs, planters, and a cozy bistro set. Parking is a breeze with convenient street parking plus your own assigned stall. This complex is all about lifestyle: enjoy warm summer days in the outdoor pool, get active on the basketball and tennis courts, or unwind in the recreation room. Location doesn’t get better—you’re just a quick walk to Anderson Station, Elbow Drive bus stop, Southcentre Mall, and Fish Creek Park. Opportunities like this don’t last long. Call your fave Realtor and book a showing today!