



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

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4, 1111 Canterbury Drive SW
Calgary, Alberta

MLS # A2256825



\$375,000

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	Shed in the backyard		

Open House 1-3PM, Saturday, September 27, 2025. Welcome to Canyon Meadows! This well-maintained 3-bedroom townhouse offers over 1,460 sq. ft. of comfortable living space in a well-managed complex with low condo fees. Perfectly located near schools, playgrounds, public transit, and just minutes from Fish Creek Park and Babbling Brook Park, this home combines convenience with a great community feel. Step inside through a newer front door to a spacious kitchen featuring quartz countertops, an undermount sink, tile backsplash, SS appliances, luxury vinyl plank flooring, and plenty of cabinet space. The adjoining dining room provides ample space for family meals, while the large living room and garden doors opens to a private backyard—ideal for relaxing or entertaining. A conveniently located powder room completes the main floor. Upstairs, the principal bedroom is generously sized with its own two-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The partly finished basement offers a versatile family room, laundry area with LG washer and dryer, and additional storage. Recent updates include a new hot water tank (2023), new carpet (2025), and modern light fixtures (2025). The complex also features a private common area for residents to enjoy. Move-in ready and filled with value, this townhouse is an excellent opportunity to own in the desirable community of Canyon Meadows. Click the Virtual Tours for more detail!