

**155, 330 Canterbury Drive SW
Calgary, Alberta**

MLS # A2260997



\$349,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,051 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to the Canyon Glen Townhomes. This nicely updated 2-bedroom, 1.5-bath townhome offers exceptional value with low condo fees, modern updates, and a prime location. Perfect for first-time buyers or investors, this home features a newly renovated bathroom, an updated kitchen, central A/C and a refreshed basement for added living space. The main floor showcases laminate flooring throughout with a spacious front living and dining area that flows seamlessly into the updated kitchen. Upstairs, you'll find two well-sized bedrooms and a beautifully renovated full bath. The lower level is fully finished, offering a large family room and a versatile hobby room or office. Enjoy your fully fenced private yard, ideal for pets, kids, or entertaining. Residents also have access to outstanding amenities including a pool, basketball court, tennis court, and a recreation center. With affordable condo fees, excellent access to transit and the LRT, plus schools and community amenities all within walking distance, this move-in ready home combines comfort, convenience, and style.