



**DJ Golden**  
**REAL ESTATE**

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**101, 505 Canyon Meadows Drive SW**  
**Calgary, Alberta**

**MLS # A2191217**



**\$599,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Few Trees, Gazebo, Landscaped, Low Maintenance		

<b>Heating:</b>	Baseboard, Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 1,245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C1d107
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

Visit REALTOR® website for additional information. Located in the prestigious 'Bentley', this luxurious two bedroom apartment unit overlooks beautiful Fish Creek Park. A secure living complex with a semi-private elevator which opens to your double front door. The open foyer welcomes you to this large unit and a delightful gourmet kitchen with a subzero fridge, bright formal dining room, sunny living room with gorgeous views of the park, marble faced gas fireplace offers a quiet comfort after a busy day. The large deck overlooks west to Fish Creek . The huge master suite with its walk-in 'California Closet' & separate ensuite bath with jet tub & shower stall. Underground heated parking & additional storage add to the value of this desirable complex. Walking distance to LRT, shopping in Avondale, and close to Canyon Meadows Golf & Country Club! Units this large rarely come on the market!