

# \$415,000 - 168, 330 Canterbury Drive Sw, Calgary

MLS® #A2207681

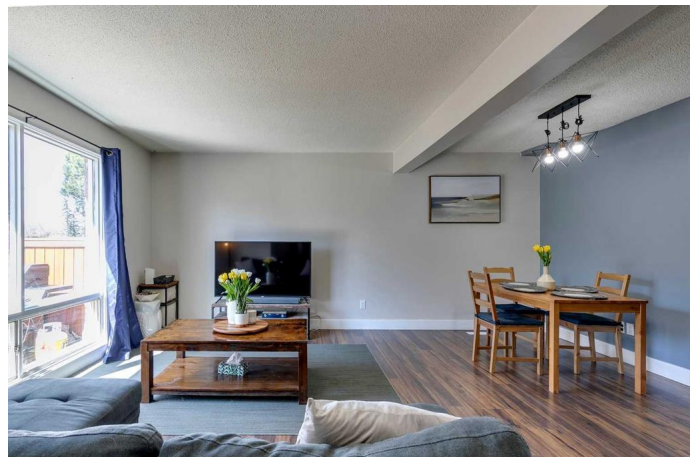
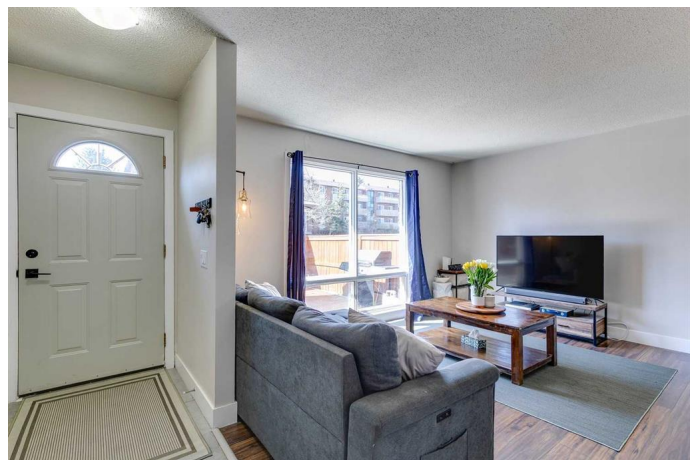
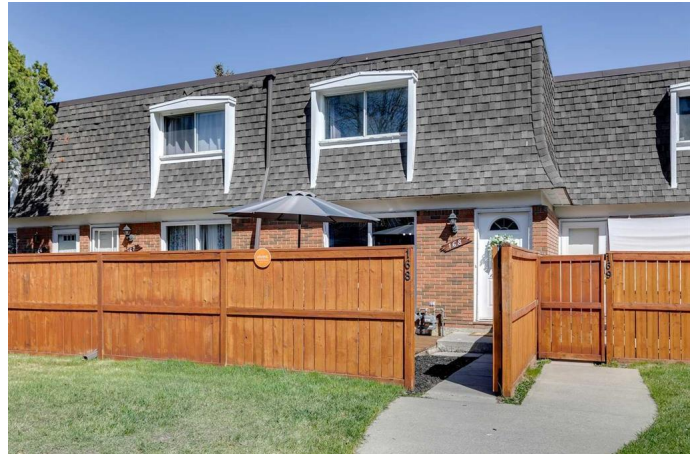
**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 2-bathroom townhouse in the highly sought-after Canyon Glen Townhouses—where comfort, convenience, and community amenities come together to offer exceptional value and everyday enjoyment. Step inside this spacious side-by-side townhouse and be greeted by a bright, open-concept layout that immediately feels like home. The main living area is filled with natural light from large, sun-filled windows that create a warm and welcoming atmosphere. Whether you're hosting friends or enjoying a quiet evening in, the space is both versatile and inviting. The kitchen is a standout feature—generously sized and thoughtfully designed for everyday living and entertaining. With abundant cabinetry, prep space, and polished granite countertops, it combines style and functionality, making it the heart of the home. The granite continues into the updated bathrooms, adding a cohesive and elegant finish throughout. Upstairs, you'll find two spacious bedrooms with ample closet space and a bright, modern full bathroom. The fully developed basement expands your living space with a third bedroom and second full bathroom, making it perfect for a guest suite, home office, or private retreat for family members. This home has been well-maintained and updated, including the installation of a new hot water tank in 2021, providing peace of mind for the new owners. Assigned parking is located conveniently just



outside your front door, and low monthly condo fees make ownership affordable and stress-free. Outside, your private, fully fenced yard with a large deck offers the ideal setting for morning coffee, weekend barbecues, or a quiet place to unwind. It's your own personal outdoor oasis. As part of the Canyon Glen community, you'll enjoy access to a wide range of exclusive amenities—including a seasonal outdoor swimming pool, tennis courts, and basketball courts. These shared features enhance your lifestyle and provide fantastic recreational options just steps from your home. Located in the heart of Canyon Meadows, this property boasts an unbeatable location. You're within easy walking distance of schools, grocery stores, shopping centres, cafes, and restaurants. The Canyon Meadows LRT station is also nearby, making daily commuting easy and car-free. Major roadways like Anderson Road and Macleod Trail are just minutes away, offering quick access to all parts of the city. This is your chance to own a beautifully updated, move-in-ready townhouse in a well-managed, amenity-rich complex within one of Calgary's most connected communities.

Built in 1971

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2207681      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 168, 330 Canterbury Drive Sw |
| Subdivision | Canyon Meadows               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2W 1H6                      |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Recreation Room, Storage, Visitor Parking, Outdoor Pool, Racquet Courts |
| Parking Spaces | 1                                                                                              |
| Parking        | Stall                                                                                          |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                               |
| Appliances        | Dishwasher, Electric Stove, Oven, Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Entrance                            |
| Lot Description   | Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                             |
| Construction      | Brick, Concrete, Wood Frame                 |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 40            |
| Zoning         | M-C1          |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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