



**460 Cannington Close SW
Calgary, Alberta**

MLS # A2304927



\$440,000

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,239 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d24
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Tucked into the established community of Canyon Meadows, this well-kept 3 bedroom, 1.5 bathroom semi-detached home offers a comfortable blend of space, function, and thoughtful updates - and no condo fees! The main floor welcomes you with a bright and open living and dining area, anchored by a cozy corner fireplace that adds warmth and character. From here, the layout flows seamlessly into a generous kitchen featuring abundant cabinet and counter space, room to add a central island, and a large pantry to keep everything organized. A convenient 2-piece bathroom is discreetly positioned just off the main living area. Step out the back door to discover a private patio and deck space—ideal for relaxing or entertaining—along with access to a sizable shed that’s perfect for gardening projects or additional storage. Upstairs, you’ll find three comfortable bedrooms and a well-appointed 4-piece bathroom, offering a practical layout for families or guests. The finished basement expands your living space with a large recreation room that’s ready for movie nights or casual gatherings, plus the added bonus of a built-in sauna for unwinding at the end of the day. A separate laundry and utility area provides excellent storage and functionality. This home also features a single attached garage and an extended driveway with room for two additional vehicles. Significant updates have already been taken care of, including newer windows, furnace, hot water tank, washer, dryer, fridge, stove, cedar shakes, and deck boards—giving you peace of mind and added value. This is a solid home in a sought-after location, with plenty of room to live, grow, and make it your own!