



GRASSROOTS
REALTY GROUP

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90, 999 Canyon Meadows Drive SW
Calgary, Alberta

MLS # A2328678



\$369,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Chandelier, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 450

LLD: -

Zoning: M-C1 d100

Utilities: -

Inclusions: Washer(as is), Dryer (as is), Curtains, Chest fridge/freezer in the basement, outside patio table, patio swing, outside shelving unit and storage bin, pantry cabinet in the kitchen

OPEN HOUSE SATURDAY, AUGUST 1st. 12:00 p.m. to 2:00 p.m RARELY AVAILABLE 3-BEDROOM CORNER UNIT IN THE HIGHLY SOUGHT-AFTER CANYON MEADOWS | LOW CONDO FEES WITH GAS & WATER INCLUDED | Welcome to this bright and beautifully maintained 3-bedroom, 1.5-bath corner unit in the community of Canyon Meadows. Corner units like this rarely come on the market — especially with a main-floor half bath! Surrounded by mature trees at the front and back, this home offers privacy, charm, and a peaceful setting. The bright kitchen features a lovely window above the sink, filling the space with natural light. Enjoy friendly neighbours and the confidence that comes with a well-managed condo community. The partially finished basement is ready for your personal touches — create the perfect rec room, home office, gym, or additional living space to suit your needs. This is a pet-friendly community (board approval required), and the fully fenced backyard makes this unit ideal for pet owners. Unbeatable location: walking distance to the C-Train for easy commuting, walking distance to the Canyon Meadows Aquatic & Fitness Centre, close to both Catholic and public elementary schools, and near one of Calgary's top-ranked high schools, EP Scarlett High School. It's also within walking distance of the renowned Canyon Meadows Golf & Country Club, with all shopping and daily amenities easily accessible. Step outside and you're only moments from the natural beauty of Fish Creek Provincial Park, with walking paths, biking trails, and year-round outdoor enjoyment just steps from your door. Garbage and recycling are conveniently located at the back entrance for added everyday ease. Very low condo fees include heat and hot water. Priced to sell — corner units in this complex rarely come up! Contact your

favourite REALTOR® today to book your showing. Don't miss this opportunity!