



GRASSROOTS
REALTY GROUP

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90, 330 Canterbury Drive SW
Calgary, Alberta

MLS # A2328774



\$395,000

Division:	Canyon Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,054 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 302
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage, Wired for Sound		

Inclusions: all patio furniture (except white table), media unit in living room, security system (with cameras), lower level tv console & TV mount, hooks at front entry, square floating shelves in living room (2)

Canyon Glen Townhomes is a stand-out complex for its amenities and French-inspired architecture: brick exteriors, Mansard-style roofs and inset dormer windows. Unit 90 has been beautifully updated and is truly turn-key, offering 1,373 sq.ft. of developed living space. It was taken down to the studs in 2018 and now boasts new premium insulation, wiring, plumbing, full smart-home automation, a built-in speaker system, ample LED pot lights and laminate and tile flooring. The main level has a highly functional kitchen complete with a garburator, stainless steel appliances including a microwave hoodfan, a newer fridge (2024) and a Bosch dishwasher (2019). The living room hosts a designated dining space, a custom entertainment unit and sliding patio doors leading to your private patio and separate entrance. The back deck leads to a fabulous 256 sq. ft. fenced outdoor space equipped with a hose bib and exterior light, backing directly onto lush common green space that compliments this pet-friendly complex. Upstairs hosts two bedrooms, one upgraded full bath and a linen closet. The primary bedroom is vast - big enough for king-sized furniture and has a wall of closet space. The second bedroom or office is generous in size as well, and the full bath has a fully tiled shower with niches, a rain shower head and storage. The newly finished basement adds valuable living space with a built-in entertainment bar, and a convenient and beautiful new half bath. The mechanical room features laundry with a sink and overhead window, and incredible storage with built-in wood shelving. Major peace-of-mind upgrades include a 2020 furnace and hot water tank, a new storm door, new eaves and downspouts, and an upcoming Telus Fibre Optic connection. Right at your doorstep, you have two convenient parking stalls with plug-ins (one assigned, one rented).

Complete with remarkably low condo fees and exceptional complex amenities—including a rare heated outdoor pool, clubhouse, and tennis/basketball courts—this unbeatable location is steps from the Canyon Meadows off-leash park, Deville Coffee, No Frills, Superstore, great schools (all within 4 km), the C-Train, and offers swift access to major Calgary arteries like Elbow Drive, Anderson, 14th Street, and Deerfoot Trail!