$415,000 - 168, 330 Canterbury Drive Sw, Calgary
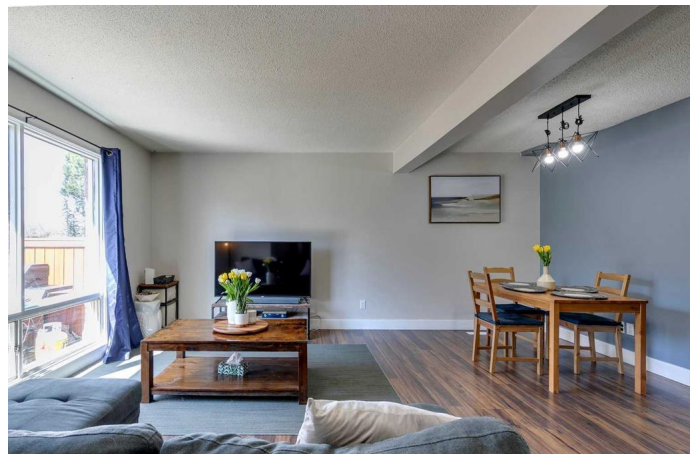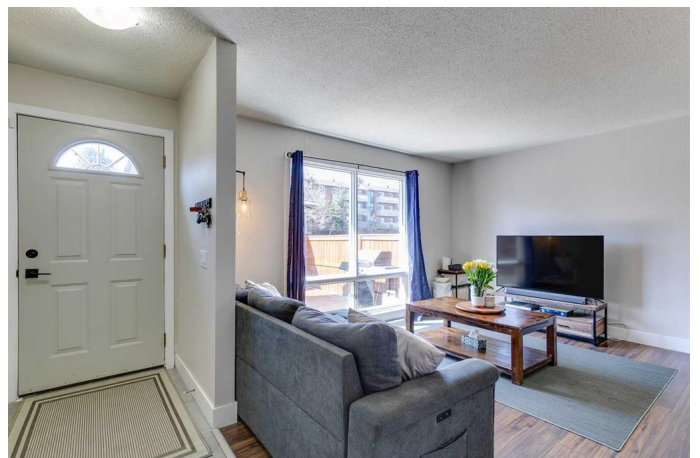
MLS® #A2207681

$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 Townhousesâ€"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 featureâ€"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, youâ€™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. Itâ€™s your own personal outdoor oasis. As part of the Canyon Glen community, youâ€™ll enjoy access to a wide range of exclusive amenitiesâ€"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. Youâ€™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 Calgaryâ€™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, Range Hood, Refrigerator, Washer/Dryer, Electric Stove, Oven, Range
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, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	59
Zoning	M-C1

Listing Details

Listing Office	Real Broker