

151, 330 Canterbury Drive SW  
Calgary, Alberta

MLS # A2278820



**\$344,900**

**Division:** Canyon Meadows

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,122 sq.ft. **Age:** 1971 (55 yrs old)

**Beds:** 2 **Baths:** 1 full / 1 half

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** Landscaped, Level

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 312

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Wood Siding

**Zoning:** M-C1 d100

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, No Animal Home, No Smoking Home

**Inclusions:** none

Welcome to 151-330 Canterbury Drive SW! This move in ready 2 bedroom, 1.5 bath townhome offers over 1,500 sq ft of fully developed living space, including a finished basement. Recent updates include new carpet, recent paint, resurfaced floors, stainless steel appliances, and modern lighting. The main floor features a bright and open living/dining area. Upstairs you'll find two generously sized bedrooms, including a spacious primary with walk-in closet, and a 4 piece bathroom. The finished basement includes a large family/flex room, laundry, and a home theatre setup—perfect for movie nights. Enjoy low condo fees in a well managed, pet-friendly complex with premium amenities: heated outdoor pool, tennis & basketball courts, and a clubhouse. Unbeatable location walking distance to LRT, Fish Creek Park, schools, shopping, and recreation. An excellent opportunity in one of Calgary's most desirable SW communities!