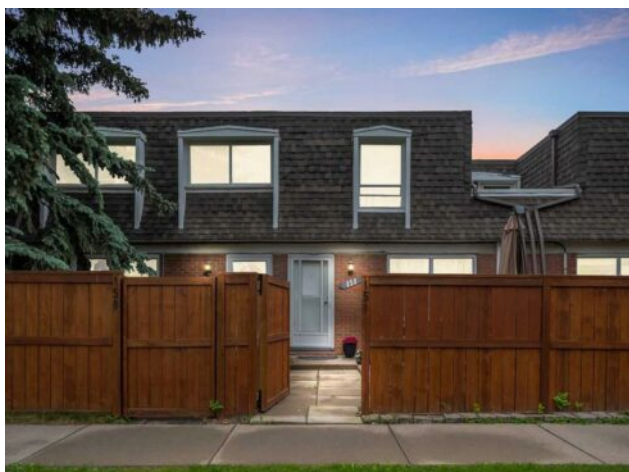


**151, 330 Canterbury Drive SW
Calgary, Alberta**

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!