

**36 Canterbury Gardens SW
Calgary, Alberta**

MLS # A2179407



\$345,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	934 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Faces Front, Parking Pad, Secured,		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Finished, Partial	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s)		

Inclusions: Built-in radio and intercom system are as-is. Radio works but intercom doesn't. Secondary intercom panels in the house (master bedroom) act as secondary speakers for the radio when it's on too. Central vacuum system and attachments are as-is (disconnected from the house but power unit and hose still works, limited attachments)

This inviting 934 SF townhouse offers over 1252 SF of living space, blending character, practicality, and convenience. Situated in a well-maintained complex with condo fees of \$411/month, this home features a single attached garage with an additional parking pad. A private, fully fenced yard opens onto tranquil, park-like grounds, offering a serene outdoor retreat for pet owners or anyone who loves a connection to nature. Inside, the home maintains its midcentury charm with updates thoughtfully made throughout the years. The bright kitchen includes updated countertops and laminate flooring, while the adjacent dining area overlooks the spacious living room. With its vaulted ceilings, wood-burning fireplace, and cozy atmosphere, the living room is perfect for unwinding. The primary suite offers an updated 4 pc ensuite ensuring comfort and functionality. The lower level is open and provides extra space for a spare bedroom, rec room or an office. Additional improvements throughout the years include replaced lino flooring in the hallway and powder room, washer and dryer units, and a high-efficiency furnace (2015). While some areas reflect the era of the home, it has been lovingly cared for and is move-in ready with opportunities for personalization. You'll also appreciate the proactive work of the condo board, with a 2019 (approx) roof shingle replacement and attic insulation previously completed. Conveniently located steps from bus stops, minutes to the LRT, and within walking distance to Fish Creek Park, this townhouse offers an unbeatable location for active lifestyles. Affordable, functional, and full of potential — don't miss your chance to own this charming townhouse!