

# \$389,900 - 100, 999 Canyon Meadows Drive Sw, Calgary

MLS® #A2205702

**\$389,900**

3 Bedroom, 1.00 Bathroom, 1,117 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

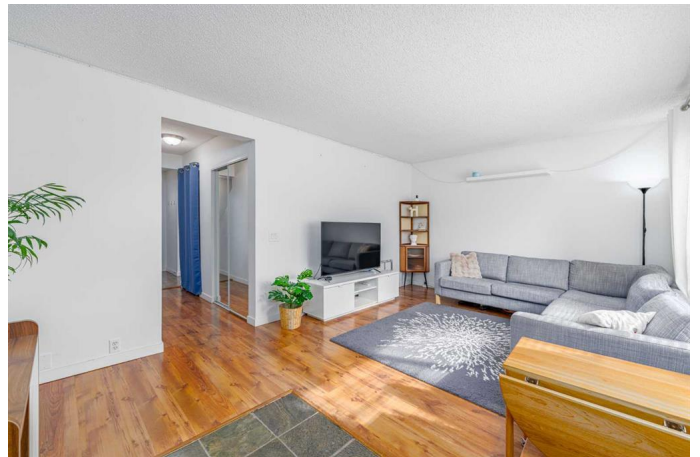
Welcome to this move in ready and affordable end unit townhouse in the sought after community of Canyon Meadows. The location offers quick and easy access to Stoney Tsut'ina Trail, and the Taza shopping area, as well as Macleod Trail and all those many amenities. This home is also just a short walk down to Fish Creek Park, where you can explore scenic pathways and nature trails. Inside, the main level features a spacious living room, with the kitchen and dining area conveniently located at the back. Upstairs, you'll find three bedrooms and a full bathroom, including a good sized primary bedroom with plenty of space.

The finished basement gives you even more space, complete with a recreation room, lots of storage and laundry area.

Outside, you have your own yard space to enjoy, great access into the back dining and kitchen area for summer entertaining and BBQs. The dedicated Parking spot is just steps from your front door. The complex is pet friendly. Your heat, water and sewer utilities are covered in your condo fees. This townhouse offers great value in a prime location. Don't miss this opportunity, schedule a viewing today! Please see the 3D tour and Video.

Built in 1976

## Essential Information



MLS® #	A2205702
Price	\$389,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,117
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	100, 999 Canyon Meadows Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2S6

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	8
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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