

**235, 999 Canyon Meadows Drive SW
Calgary, Alberta**

MLS # A2216628



\$379,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,087 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

A stunning 3 bed, 1.5 baths home located in the community of Canyon Meadows, just steps away from Fish Creek Park. This home features laminate flooring throughout the main and upper floors. On the main floor, there is a spacious living room equipped with a large window that overlooks the green space, and a kitchen and dining nook which overlooks the South-facing backyard. A 2pc bathroom is found on the main floor as well. On the upper level, there are 3 bedrooms – one of which is a spacious South-facing primary bedroom with a large window and closet – and a 4pc bathroom. This location itself is ideal as it is close to both parks and schools (including Canyon Meadows Schools and Dr. E.P. Scarlett High school.) Condo fees cover heat, water and insurance.