$374,900 - 115, 999 Canyon Meadows Drive Sw, Calgary

MLS® #A2235468

$374,900
2 Bedroom, 2.00 Bathroom, 879 sqft
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

One of the best locations at The Meadows! Nestled in the heart of the complex, this end unit boasts plenty of options for you to make this your next home. Gorgeous front entry curb appeal and a fully fenced backyard make this a peaceful and serene setting. Main level includes a generous sized living room, making it easy for furniture placement. The kitchen overlooks the backyard, has plenty of cupboard space with views of the backyard. All three appliances are included. Upper level has 2 large bedrooms and a full bathroom. Fully developed lower level has a den/office area that can easily be used as another bedroom, a half bathroom, and storage. A newer front load washer/dryer combination and water purification system are simply icing on the cake. Enjoy a summer BBQ in your very own fenced and private south facing backyard. This is a very popular complex and provides easy access to pretty much anywhere you need to go. As for the community itself, Canyon Meadows offers so many features. Playgrounds and green spaces with mature trees throughout the community, Babbling Brook Park, Canyon Meadows Aquatic and Fitness Center, tennis courts, all levels of schooling, area shopping, community center, outdoor rinks, not to mention Fish Creek Provincial Park being just steps away. Take a stroll to the end of Elbow Drive and you will see what this amazing park has to offer - endless pathway systems and nature are just steps away. Doesn't even feel like you are still

in the city. This is a special home now ready to be passed onto the next family or first time home buyer looking at getting into the market.

Built in 1976

Essential Information

MLS® #	A2235468
Price	$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	879
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	115, 999 Canyon Meadows Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2S6

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Storage, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	2
Zoning	M-C1 d100

Listing Details

Listing Office	RE/MAX House of Real Estate

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