

# \$379,900 - 235, 999 Canyon Meadows Drive Sw, Calgary

MLS® #A2216628

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

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.

Built in 1976

## Essential Information

MLS® #	A2216628
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1976



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	235, 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

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Natural Gas, Standard
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	M-C1

### Listing Details

Listing Office

First Place Realty

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