

**110 Candle Terrace SW**  
**Calgary, Alberta**

**MLS # A2300871**



**\$537,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Pantry, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to 110 Candle Terrace SW, a well-maintained 4-level split townhome in the heart of Canyon Meadows. Offering over 2,000 sq. ft. of finished living space, including a fully finished basement, this home features 3 bedrooms, 2.5 bathrooms, and a double attached garage, providing a functional layout with plenty of room for comfortable everyday living. The interior has been tastefully updated over time with practical finishes and a bright, inviting feel throughout. Pride of ownership is evident, with major updates already completed, including windows, roof, garage door, flooring, and hot water tank. Located in a well-managed complex near Fish Creek Park, schools, shopping, transit, and major roadways, this is an excellent opportunity to own a spacious home in one of southwest Calgary's most established communities.