

\$159,000 - 2460 Canadian Way 36, CLEARWATER

MLS® #TB8363980

\$159,000

2 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 3.39 Acres

ON TOP OF THE WORLD, CLEARWATER,
FL

Step into this meticulously maintained UPDATED MOVE-IN ready, light-filled 2-bedroom, 1-bathroom gem! Conveniently located next to East Community center. NON FLOOD, NON EVACUATION ZONE. Updated Impact windows. This condo features updated luxury vinyl flooring base boards and crown molding. Updated kitchen, including, Shaker cabinets, crown molding, handles, faucets and granite countertops with plenty of counter space. The primary bedroom features nectar adjustable bed. The second bedroom offers 2 nectar beds with plenty of light from updated windows. This condo is conveniently next to washer and dryers. Make a showing today! Assigned parking. The 55+ community has two activity centers, and two private golf courses with 9 and 18 holes, free exclusively for resident owners. There are two heated swimming pools. The remodeled Cardio Gym has the latest exercise equipment. A very pet-friendly community, there is a fenced dog park with covered seating. There are hobby studios, and a wood shop for the exclusive use of the residents. Activities include fitness classes, dancing, clubs, cards, billiards, entertainment, classes, and much more. The on-site Good Karma Caf  has take & bake meals and snacks. Close to beaches, transportation, shopping, entertainment, and fine dining. All room sizes, floor plans and square footage are approximate. This property is being transferred by a leasehold estate



deed. Association approval is required. If financing, a 35% down payment is required.

Built in 1971

Essential Information

MLS® #	TB8363980
Price	\$159,000
Sold Price	\$153,000
Sold Date	June 13th, 2025
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	3.39
Year Built	1971
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2460 Canadian Way 36
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-3750

Amenities

Amenities	Elevator(s), Fitness Center, Gated, Golf Course, Laundry, Maintenance, Pickleball Court(s), Pool, Security, Shuffleboard Court, Tennis Court(s)
Parking	Assigned

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat
Appliances	Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Sidewalk
Roof	Membrane
Foundation	Slab

Additional Information

Date Listed	March 19th, 2025
Days on Market	184

Listing Details

Listing Office	ON TOP OF THE WORLD RE
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