

124 Canterbury Drive SW
Calgary, Alberta

MLS # A2280498



\$980,000

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|------------------|---|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,904 sq.ft. | Age: | 1973 (53 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Beamed Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows | | |

Inclusions: na

Price Reduced!!! Turn-Key property from the moment you walk into the door! 124 Canterbury Drive SW – Backing onto a Beautiful West-Facing Park!!! Welcome to this meticulously maintained and extensively updated 4-level split home, ideally situated in the heart of Canyon Meadows and backing onto a peaceful west-facing park. With 2,425 sq. ft. of developed space across three levels, this property perfectly blends comfort, functionality, and modern style. The main floor features a bright and inviting layout with newer windows that flood the home with natural light. The renovated kitchen offers updated countertops, newer stainless-steel appliances, and a range hood vent, opening seamlessly into the dining and living areas—perfect for entertaining. Upstairs, you’ll find four generous bedrooms, including a primary suite with a private balcony overlooking the park and beautifully renovated bathrooms throughout. The third-level walkout expands your living space with a cozy family room featuring a fireplace insert and access to the backyard patio. The fully developed lower level includes a wet bar, ample storage, and additional living space for relaxation or hobbies. Notable updates include a newer tile roof, stucco with 1” insulation panels, hardwood flooring, newer garage doors, a 1-year-old hot water tank, and fresh paint throughout. The epoxy-coated patio floors and front steps add a touch of polish to this truly move-in-ready home. Don’t miss this rare opportunity to own a beautifully upgraded home in a prime location backing onto green space — the perfect setting for family living and outdoor enjoyment.