

**639 Canterbury Drive SW**  
**Calgary, Alberta**

**MLS # A2285699**



**\$699,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours E		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		

**Inclusions:** N/A

Welcome to this beautifully renovated bungalow in the established community of Canyon Meadows, offering a bright open-concept layout and modern upgrades throughout. The main level features a spacious living area that is highlighted by stunning vaulted ceiling, skylights that flood the space with natural light and a cozy fireplace. The space seamlessly connects to a dining room, kitchen and back entrance. The refreshed kitchen showcases contemporary cabinetry, newer appliances, updated finishes, and a functional design ideal for everyday living. Three well-sized bedrooms and a renovated bathroom complete the main floor. The fully finished basement expands the living space with a large family room, an additional bedroom with walk-in closet, a full bathroom, dedicated laundry area, and ample storage &mdash; perfect for guests, teens, or additional living space. Recent improvements enhance comfort and efficiency, including Lux windows, upgraded insulation, updated mechanical components, new flooring throughout and much more. Situated on a large corner lot with mature trees, the added bonus of RV pull-through parking, and a double detached garage. Ideally located just minutes from Canyon Meadows LRT, Fish Creek Provincial Park, schools, shopping, and recreation, this sought-after southwest Calgary community offers tree-lined streets, strong community spirit, and convenient access to major routes and everyday amenities.