

**12 Canterbury Gardens SW**  
**Calgary, Alberta**

**MLS # A2289985**



**\$369,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s)		

**Inclusions:** Portable A/C Unit

Welcome to this beautifully maintained four-level split townhouse, backing onto courtyard green space, in the heart of Canyon Meadows, in Southwest Calgary! This is a great opportunity to own a property with architectural character, privacy, and an attached garage (with newer garage door!) in a strong location. The main living area is truly impressive, featuring soaring vaulted ceilings that create an open, airy feel filled with natural light along with wood burning fireplace. The unique split-level design offers exceptional flow and separation of space &mdash; far more dynamic than a typical condo layout. The Upper level hosts a spacious primary bedroom, with 4-pc ensuite bath, along with a Loft/Mezzanine that is ideal for an office space. Nearby, the convenient Kitchen shares space with a cozy dining area. The Lower level offers a versatile recreation room complete with a closet and extra storage &mdash; perfect for guests, a home office, gym, or flex space. Step outside to your private back patio backing onto peaceful green space and a beautifully maintained courtyard framed by mature pine trees. The setting provides rare privacy and a tranquil backdrop that&rsquo;s often hard to find at this price point. Additional highlights include: Insulated single-car garage with recently upgraded garage door, extra storage shelving, and a well-managed + well-maintained complex. Located steps from minutes from shopping, transit, schools, Fish Creek Park, and major routes, this home delivers outstanding lifestyle value in a mature SW neighborhood. Whether you&rsquo;re a first-time buyer, downsizer, or investor, this is a smart and stylish opportunity in Canyon Meadows.