

\$809,900 - 171 Canterbury Drive Sw, Calgary

MLS® #A2069971

\$809,900

4 Bedroom, 3.00 Bathroom, 1,917 sqft
Residential on 0.19 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this newly renovated three storey side split located in the heart of Canyon Meadow Estates. This charming home is just steps away; within walking distance to Robert Warren Junior High and Dr. E.P. Scarlett High School.

This four bedroom, three bathroom classic has over 1900 square feet of developed living space coupled with 1066 square feet of fully developed lower level. Freshly painted throughout, new hardwood floors, new roof, central air and many more upgrades (please see the list of renovations with timeline attached in the supplements) Enjoy gathering your family amidst this open chefs kitchen, with double built-in ovens, thermador gas cooktop, extensive centre island adjacent to the backyard patio and a charming breakfast nook for your morning coffee. Three bedrooms on the upper level with a 3pc ensuite bathroom off the primary bedroom including heated floors and a second 4pc bathroom off the other two bedrooms. The lower level has a family room with a walk out to an additional backyard sitting area. Separate den/office/bedroom option with double doors and a large window off of the family room. Main floor laundry. Fully functioning wood burning fireplace in the living room with large picturesque windows looking onto this stunning yard. Basement level has an oversized storage area. If you've been waiting to move to Canyon Meadow Estates this gem is for you!



Built in 1972

Essential Information

MLS® #	A2069971
Price	\$809,900
Sold Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,917
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	171 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H3

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Stone Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Fire Pit, Private Yd
Lot Description	Back Yard, City Lot, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2023
Date Sold	October 20th, 2023
Days on Market	78
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

