

\$995,000 - 631 Canterbury Drive Sw, Calgary

MLS® #A2105734

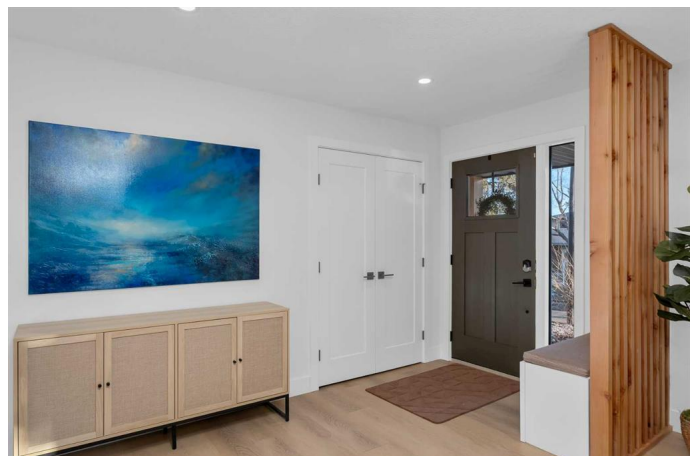
\$995,000

6 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this meticulously renovated bungalow that spans just under 2800 square feet of contemporary luxury with a 3 bedroom LEGAL suite. No detail was spared in this extensive renovation, which encompassed everything from the ground up, even incorporating strategic structural changes for enhanced functionality and aesthetic appeal. Upon entering, you'll immediately be captivated by the seamless blend of modern design and timeless elegance. The open concept living spaces are bathed in natural light that pours in through thoughtfully placed east/west windows, creating an inviting and airy ambiance. The main floor boasts a spacious living area, perfect for both relaxation and entertainment, seamlessly flowing into the dining area and a state-of-the-art gourmet kitchen. The chef-inspired kitchen is adorned with top-of-the-line appliances, sleek countertops, and ample storage. Whether you're a culinary enthusiast or simply enjoy a well-designed space, this kitchen is sure to delight! This bungalow offers the convenience of a LEGAL basement suite with its own private entrance. The lower-level features three generously sized bedrooms, almost mirroring the layout of the main floor. Whether for multigenerational living or as a potential rental income source, the LEGAL basement suite adds both flexibility and value to this exceptional property. The outdoor space has also been given careful attention. A meticulously landscaped yard along with a



deck provides a serene oasis for outdoor gatherings or private moments of relaxation. The detached garage offers convenience and additional storage options. With a total of six bedrooms—three on each level—this home provides ample space for families of all sizes. The attention to detail in the renovation, from the choice of materials to the quality of craftsmanship, is evident throughout, creating an atmosphere of modern sophistication. Located in the sought-after neighborhood of Canyon Meadows, close to amenities, schools, and parks, this bungalow is not just a home; it's a masterpiece of design and functionality. If you're seeking a blend of modern luxury, thoughtful renovation, and the potential for rental income, this property is an absolute must-see.

Built in 1972

Essential Information

MLS® #	A2105734
Price	\$995,000
Sold Price	\$987,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	631 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W1J4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Master Bedroom
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Paved, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 20th, 2024
Days on Market	41
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

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.