

\$668,000 - 623 Canterbury Drive Sw, Calgary

MLS® #A2150982

\$668,000

4 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Welcome to 623 Canterbury Drive! Located in the highly desirable community of Canyon Meadows, this wonderful 4-level split has been lovingly maintained and updated by its current owners. As you enter the home you are greeted by a bright living room featuring a large window for plenty of natural light and the adjoining dining room. The freshly updated kitchen features new countertops, new backsplash and new stainless steel range, fridge and hood fan. The top level features a large primary bedroom that can accommodate a king size bed, a newly renovated 2-piece ensuite, two additional good size rooms and a full bathroom. The third level offers a cozy family room with a wood burning fireplace, bedroom and a convenient 2-piece bathroom. The lower floor offers a sauna, laundry area and plenty of storage. Recent upgrades to this home include central air conditioning and energy efficient triple pane windows throughout the home (2020). Other updates over the past seven years include newer laminate flooring, knock-down ceiling, light fixtures, paint, asphalt shingles, furnace, hot water tank, water softener, electrical panel, humidifier, thermostat, washer and dryer. Enjoy relaxing evenings in your newly landscaped West facing backyard featuring a new patterned concrete patio, expansive green space, a green house, double car garage and an additional concrete parking pad. Situated in a prime location for living, working and playing, this home is close to all



amenities including Escuela Canyon Meadows (Spanish immersion school), Canyon Meadows Aquatic & Fitness Centre, many walking paths both in the community and nearby Fish Creek Park where you can enjoy scenic bike rides or after dinner strolls through Babbling Brook. Easy access to Elbow Drive, 14 Street, Macleod Trail, Stoney Trail, Anderson Road and a short walk to the Canyon Meadows C-train station.

Built in 1972

Essential Information

MLS® #	A2150982
Price	\$668,000
Sold Price	\$691,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,095
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	623 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1J4

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 26th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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