



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**508 Canterbury Drive SW**  
**Calgary, Alberta**

**MLS # A2259412**



**\$640,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Sloped Down, Treed		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** N/A

Discover exceptional potential in this well maintained four-bedroom home situated on an impressive 54' x 120' lot. This property presents an exciting opportunity for renovation and customization, perfectly positioned in a desirable Calgary neighborhood with outstanding accessibility to amenities and transportation. The main floor showcases beautiful hardwood flooring throughout, complemented by an open kitchen featuring modern stainless-steel appliances. Three generously proportioned bedrooms provide comfortable living space, while the spacious dining room offers ideal entertaining possibilities. A convenient main floor bathroom completes this level. The fully finished basement expands living options with a large recreation room highlighted by an attractive brick wood-burning fireplace. Additional basement features include a fourth bedroom, open office area, practical storage room, and essential laundry and mechanical facilities. The property's outdoor spaces are equally impressive, featuring a fully landscaped private backyard and double detached garage accessed via the rear alley. The substantial lot size presents exciting "Carriage House" potential with city approval, offering future development opportunities for additional income or expanded living space. Location advantages abound with walking distance access to schools at all educational levels, convenient public transit connections, Light Rail Transit stations, recreational facilities including outdoor hockey rinks and fitness centers, plus proximity to the natural beauty of Fish Creek Provincial Park. The neighborhood provides an excellent balance of urban convenience and outdoor recreation opportunities. This property combines solid existing features with tremendous potential for enhancement, making it an ideal choice for buyers seeking a home they can truly make their own while enjoying

an established, well-connected community.