



GRASSROOTS
REALTY GROUP

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

124 Canterbury Drive SW
Calgary, Alberta

MLS # A2267789



\$1,195,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,904 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Air Conditioner

124 Canterbury Drive SW – Backing onto a Beautiful West-Facing Park!!! Welcome to this meticulously maintained and extensively updated 4-level split home, ideally situated in the heart of Canyon Meadows and backing onto a peaceful west-facing park. With 2,425 sq. ft. of developed space across three levels, this property perfectly blends comfort, functionality, and modern style. The main floor features a bright and inviting layout with newer windows that flood the home with natural light. The renovated kitchen offers updated countertops, newer stainless-steel appliances, and a range hood vent, opening seamlessly into the dining and living areas—perfect for entertaining. Upstairs, you’ll find four generous bedrooms, including a primary suite with a private balcony overlooking the park and beautifully renovated bathrooms throughout. The third-level walkout expands your living space with a cozy family room featuring a fireplace insert and access to the backyard patio. The fully developed lower level includes a wet bar, ample storage, and additional living space for relaxation or hobbies. Notable updates include a newer tile roof, stucco with 1” insulation panels, hardwood flooring, newer garage doors, a 1-year-old hot water tank, and fresh paint throughout. The epoxy-coated patio floors and front steps add a touch of polish to this truly move-in-ready home. Don’t miss this rare opportunity to own a beautifully upgraded home in a prime location backing onto green space — the perfect setting for family living and outdoor enjoyment.