



**102 Canterbury Place SW
Calgary, Alberta**

MLS # A2290306



\$800,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,435 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows

Inclusions: T.V. Wall Mount in Primary, Garden Boxes, 2 Cabinets in Laundry Room, Mirror above Fireplace

Welcome to 102 Canterbury Place SW in Calgary, a beautifully maintained home that blends comfort, thoughtful updates, and timeless charm in a quiet, established estate community. Step inside to discover a warm and inviting layout featuring one of the sunken family rooms adjacent to the foyer creating an open and airy space perfect for relaxing or entertaining. At the rear of the home, patio doors provide direct access to a private courtyard and secluded concrete patio, offering the ideal setting for morning coffee or summer evenings outdoors. The kitchen is both stylish and functional with granite countertops, an undermount granite sink, full-height cabinetry, stainless steel appliances, and convenient over-the-range microwave. Modern touches continue throughout the home with updated vinyl windows, newer lighting fixtures, and durable tile and laminate flooring. Designed for everyday living and gatherings alike, the main level also features a formal dining space situated between the front family room and kitchen, creating a natural flow for hosting family and friends. Through the kitchen step down to your second sunken family room with impressive 10' ceilings, a gas fireplace and plenty of windows with views of the private yard and giving lots of natural light. On the main level you'll also find 3 spacious bedrooms, including a primary retreat complete with a 3-piece ensuite featuring a fully tiled walk-in shower, granite countertop and walkthrough closet. A 4-piece main bathroom serves the additional bedrooms. The fully finished basement expands your living space with a large recreation/living room, a fourth bedroom with a legal-sized egress window, brand new carpet, and two massive storage rooms, ensuring there's room for everything. The large laundry room with utility sink adds extra convenience. This home has been meticulously

maintained with numerous updates and upgrades. To mention a few great features: Stucco siding, Water Heater (July 2024), New attic insulation (2025), Vinyl windows installed in recent years, Gas insert fireplace and an Oversized garage. Outside, the massive professionally maintained corner lot features beautiful perennial landscaping and a large concrete pad off the rear alley with RV-length parking. The west-facing front provides excellent natural light and sunny afternoons. With 3+1 bedrooms, multiple living spaces, abundant storage, and an oversized garage, this exceptional property offers the perfect combination of functionality, comfort, and pride of ownership in one of Calgary's well-established and much desired neighbourhoods. A truly welcoming place to call home.