



**14 Canterbury Gardens SW
Calgary, Alberta**

MLS # A2295153



\$378,999

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	900 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, Garage Faces Front, Parking P		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Partial	LLD:	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Laminate Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

*** OPEN HOUSE Saturday, Mar 21, 2026 2pm – 4pm *** Welcome to this beautifully maintained 4-level split townhome in the quiet, well-managed community of Canterbury Gardens. Backing directly onto a lush green space, this home offers the perfect blend of comfort, style, and privacy in the heart of Canyon Meadows. Step inside to discover new hardwood flooring that adds warmth and elegance throughout the main living areas. The impressive vaulted ceilings create an open, airy feel, while the kitchen and dining area overlook the living room, making this layout ideal for entertaining. The inviting living room features a beautiful fireplace, creating a cozy focal point for relaxing evenings or hosting friends. Large windows frame peaceful views of the green space, filling the home with natural light. The private backyard opens directly onto the green space — perfect for morning coffee, outdoor dining, and a great place to walk your dog. It’s a rare combination of privacy and convenience that truly enhances everyday living. Upstairs, you’ll find a wonderful bedroom paired with a 4-piece bath, offering comfort, privacy, and a bright, functional layout. One of the most amazing features of this home is the single attached garage with direct access to the downstairs bonus room — an incredibly rare feature in a one-bedroom condo. This flexible space is perfect for a home office, gym, hobby room, or extra storage. The home also includes a brand-new washing machine, offering modern convenience and peace of mind. Located just minutes from Fish Creek Park, the Canyon Meadows LRT, schools, shopping, and endless amenities, this home delivers exceptional value in a highly sought-after community.