



**124 Canterbury Drive SW
Calgary, Alberta**

MLS # A2280498



\$960,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,904 sq.ft.	Age:	1973 (53 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: na

REDUCED \$210,000!!!! Do not let days on market stop you from buying this spectacular property!!! Check out this amazing Turn Key property from the moment you walk into the door! 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 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.