



GRASSROOTS
REALTY GROUP

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344 Canterville Drive SW
Calgary, Alberta

MLS # A2322572



\$1,149,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,637 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions:	Hot Tub
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Welcome to this beautifully updated home in the heart of Canyon Meadows, one of Calgary's most sought-after family communities. Ideally located within walking distance of elementary, junior high, and high schools, and just minutes from Fish Creek Provincial Park, this home offers an exceptional blend of convenience, recreation, and outdoor living. Enjoy nearby golf, swimming, tennis, shopping, restaurants, and transit, all just moments from your doorstep. Thoughtfully updated throughout, recent improvements include new flooring, railings, lighting fixtures, furnace, air conditioning, hot water tank, garage door, and new soffits, fascia, gutters, and Gemstone Lights. The spacious west-facing backyard is a true highlight, featuring mature landscaping and a pergola-covered seating area perfect for relaxing and entertaining on warm Calgary summer evenings. The fully equipped basement gym offers flexibility for active families, with potential to add a future bathroom. Move-in ready and exceptionally well maintained, this is a rare opportunity to own a beautiful home in one of Calgary's most established neighbourhoods.