



GRASSROOTS
REALTY GROUP

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58 Canterbury Gardens SW
Calgary, Alberta

MLS # A2335232



\$479,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,630 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Canterbury Gardens, where you can enjoy a quiet, simple lifestyle without sacrificing style or convenience. This beautifully renovated home featuring 1,632sqft spacious living space, large 3 bedrooms, updated 2.5 bathrooms, upgraded kitchen, huge dining area, massive living room, finished basement, an attached single garage, and driveway. The fenced backyard backs onto a beautiful community park, offering wonderful views and added privacy. Over the past few years, the home has undergone extensive renovations, including a stunning kitchen remodelling with quartz countertop, vinyl flooring on all levels, LED light fixtures, elegant window coverings, and bathroom updates. Enjoy comfortable living with in-suite laundry, and ample storage. The finished basement offers endless possibilities — use it as a home theater, family recreation room, home gym, or home office. The standout feature is the fenced backyard, perfect for a large patio table, lounge furniture, and swing chair for morning coffee, alfresco lunch, and evening wine. The community park just beyond your fence adds beautiful scenery, and your kids can play there while you watch them. Ideally located just minutes from Fish Creek Park, schools, bus stops, C-Train station, shopping centre, and major roads. A wonderful home! Excellent value! Perfect home! Book your tour today!