



GRASSROOTS
REALTY GROUP

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602, 505 Canyon Meadows Drive SW
Calgary, Alberta

MLS # A2342987



\$750,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,981 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,796
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M_C1 d107
Foundation:	-	Utilities:	-
Features:	Bar, Elevator, Jetted Tub, Quartz Counters, Storage		

Inclusions: N/A

The Bentley is the kind of address that stops people mid-scroll. With nearly 2,000 square feet of single-level living and private access to Fish Creek Park, this isn't downsizing. This is an upgrade. A private elevator delivers you directly to your suite. No hallways, no neighbours in your business. The moment those doors open, the tone is set. Step inside through striking ornate double doors into a space that feels nothing like a typical condo. The living room is anchored by a gas fireplace, with a south-facing balcony overlooking the park and mature trees. An adjoining flex space works beautifully as a reading lounge, home office or sitting room, because at nearly 2,000 sq ft, you actually have room to think. The kitchen is built for someone who actually cooks. Centre island, generous quartz counters, built-in oven and serious prep space. Not Instagram-bait, genuinely functional. The primary suite is spa-hotel quiet. A walk-in closet with built-in organizers and an updated ensuite featuring a corner jetted tub and separate marble-tile shower. The guest bedroom and second full bath give visitors real privacy. Step outside and the grounds at The Bentley are something most Calgary condo owners never experience — manicured gardens, a private water feature, and a gazebo courtyard that genuinely earns its photos. From there, direct access to Fish Creek Park puts kilometres of trails and natural beauty at your door. Life here is frictionless. Secure underground parking, a dedicated storage locker, and a condo fee that covers heat, water, sewer, snow removal, insurance and professional management. Close to Canyon Meadows Golf and Country Club, Avenida Market, Southcentre and LRT. Immediate possession available. Rare doesn't usually come in at under \$380 per square foot. But here we are.

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