

# \$679,900 - 628 Canterbury Drive Sw, Calgary

MLS® #A2214511

**\$679,900**

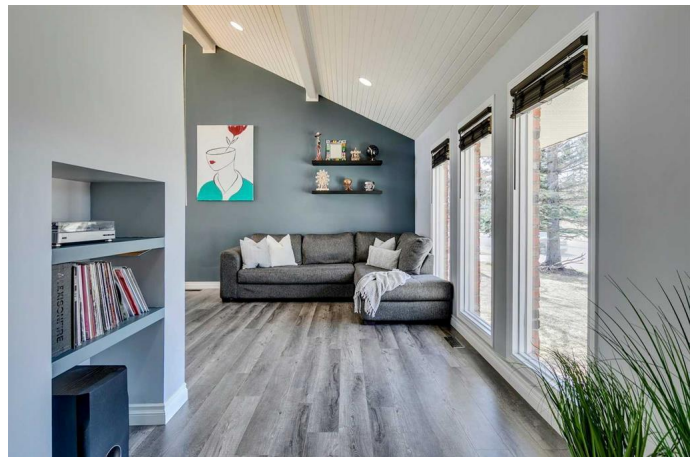
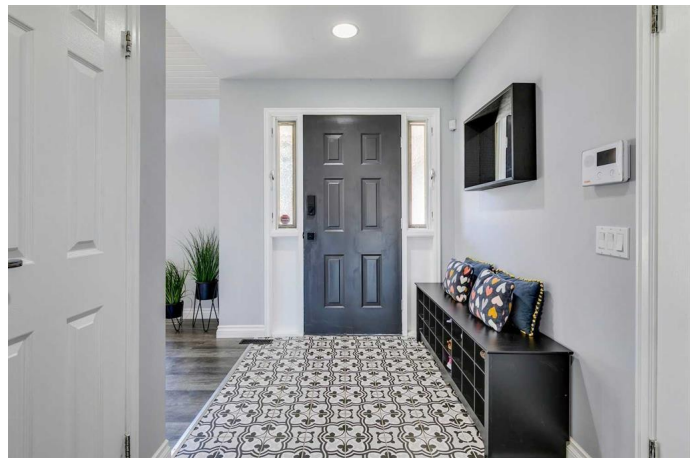
3 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Nestled in the desirable community of Canyon Meadows, this beautifully updated family home offers an exceptional lifestyle with unparalleled convenience. Imagine stepping out your door and being mere steps away from three excellent schools – Canyon Meadows School, Robert Warren School, and St. Catherine School – making the morning school run a breeze. For outdoor enthusiasts, the vast expanse of Fish Creek Provincial Park is just minutes away, promising endless adventures. Golf aficionados will appreciate the proximity to the prestigious Canyon Meadows Golf & Country Club, while a wealth of lifestyle amenities at Fish Creek Village, Avenida, Southcentre Mall, and The Shops at Buffalo Run on the Tsuut'ina Nation are within easy reach.

As you enter through the charming front entrance, you'll be immediately captivated by soaring ceilings that enhance the sense of space in the inviting formal living and dining room. This elegant area seamlessly transitions into a fully renovated kitchen, bathed in natural light from the adjoining sun-drenched breakfast nook, and flows into a comfortable sunken living room. A stylish powder room and a practical laundry room complete the well-designed main level. Upstairs, discover two generously sized children's bedrooms that share a beautifully renovated bathroom. The spacious primary retreat offers ample room for a king-size bed and boasts a walk-in closet



and a private 3-piece ensuite. The fully developed basement provides invaluable additional living space, adapting effortlessly to your family's evolving needs. Backing directly onto a walking path that leads to the Canyon Meadows Community Playground – a haven for children and a wonderful extension of your backyard. This home truly offers a lifestyle and convenience that your family will cherish. Additional highlights include: furnaces (2022), a water heater (2024), air conditioning, premium wax edge laminate flooring, updated plumbing and fixtures, updated lighting, smooth flat ceilings, fresh paint throughout, and new window treatments.

Built in 1972

**Essential Information**

MLS® #	A2214511
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	628 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2A1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Private, Greenbelt
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.