

# \$829,000 - 39 Canterbury Court Sw, Calgary

MLS® #A2246918

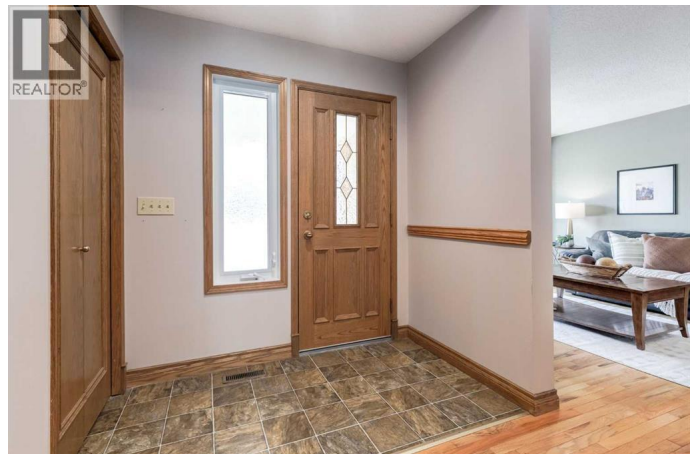
**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,289 sqft

Single Family on 0.13 Acres

Canyon Meadows, Calgary, Alberta

**\*\*CLICK THE MULTIMEDIA LINK TO ENJOY A FULL VIDEO WALK THROUGH\*\*** Welcome Home! Nestled on a serene no-thru street in the heart of Canyon Meadows Estates, this beautifully updated 5-bedroom, 3.5-bathroom home offers over 3,400 sq ft of total living space—designed to blend warmth, character, and modern luxury. Step inside to be greeted by stunning hardwood floors that flow seamlessly throughout the main and upper levels, creating a rich, welcoming ambiance. The heart of the home is a warm, inviting kitchen featuring a double fridge, rich cabinetry, and plenty of space to gather with family and friends. Two spacious living areas—one with a cozy wood-burning fireplace—offer the perfect setting for relaxing evenings or entertaining guests. Upstairs, you'll find four generous bedrooms, including a sprawling primary suite with an oversized layout, incredibly spacious primary ensuite, walk-in closet, and a private balcony—a peaceful retreat for morning coffee or evening stargazing. Thoughtful updates include new windows, new furnace, air conditioning, and refreshed plumbing and electrical, ensuring comfort and peace of mind for years to come. Outside, enjoy a private backyard oasis and unbeatable access to nature. Just steps from Babbling Brook Park, Fish Creek Park, and within walking distance to three highly rated schools, this location offers a rare combination of quiet seclusion and family-friendly convenience. A perfect



blend of timeless charm and modern updatesâ€”this Canyon Meadows gem is more than a home. Itâ€™s a lifestyle. (id:6289)

Built in 1988

**Essential Information**

Listing #	A2246918
Price	\$829,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,289
Acres	0.13
Year Built	1988
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	39 Canterbury Court Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W6C2

**Amenities**

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Freezer, Garburator, Microwave Range Hood Combo, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Stucco
Foundation	Poured Concrete

## Listing Details

Listing Office	Grassroots Realty Group
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