

\$593,000 - 508 Canterbury Drive Sw, Calgary

MLS® #A2259412

\$593,000

4 Bedroom, 1.00 Bathroom, 1,055 sqft

Single Family on 0.15 Acres

Canyon Meadows, Calgary, Alberta

Discover exceptional potential in this well maintained four-bedroom home situated on an impressive 54' x 120' lot. This property presents an exciting opportunity for renovation and customization, perfectly positioned in a desirable Calgary neighborhood with outstanding accessibility to amenities and transportation. The main floor showcases beautiful hardwood flooring throughout, complemented by an open kitchen featuring modern stainless-steel appliances. Three generously proportioned bedrooms provide comfortable living space, while the spacious dining room offers ideal entertaining possibilities. A convenient main floor bathroom completes this level. The fully finished basement expands living options with a large recreation room highlighted by an attractive brick wood-burning fireplace. Additional basement features include a fourth bedroom, open office area, practical storage room, and essential laundry and mechanical facilities. The property's outdoor spaces are equally impressive, featuring a fully landscaped private backyard and double detached garage accessed via the rear alley. The substantial lot size presents exciting "Carriage House" potential with city approval, offering future development opportunities for additional income or expanded living space. Location advantages abound with walking distance access to schools at all educational levels, convenient public transit connections, Light Rail Transit stations, recreational facilities



including outdoor hockey rinks and fitness centers, plus proximity to the natural beauty of Fish Creek Provincial Park. The neighborhood provides an excellent balance of urban convenience and outdoor recreation opportunities. This property combines solid existing features with tremendous potential for enhancement, making it an ideal choice for buyers seeking a home they can truly make their own while enjoying an established, well-connected community. (id:6289)

Built in 1970

Essential Information

Listing #	A2259412
Price	\$593,000
Bedrooms	4
Bathrooms	1.00
Square Footage	1,055
Acres	0.15
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	508 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W1J5

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, Closet Organizers
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Stove, Window Coverings
Heating	Natural gas Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Landan Real Estate



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Listing information last updated on October 13th, 2025 at 8:46am PDT