

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

MLS® #A2246918

**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,289 sqft

Residential 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 updates—this Canyon Meadows gem is more than a home. It’s a lifestyle.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246918    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,289       |
| Acres          | 0.13        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 39 Canterbury Court Sw |
| Subdivision | Canyon Meadows         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 6C2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed August 8th, 2025

Days on Market 13

Zoning R-CG

## Listing Details

Listing Office Grassroots Realty Group

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