

# \$1,025,000 - 135 Canterbury Court Sw, Calgary

MLS® #A2261577

**\$1,025,000**

4 Bedroom, 4.00 Bathroom, 2,042 sqft

Residential on 0.12 Acres

Canyon Meadows, Calgary, Alberta

**\*\* OPEN HOUSE, SAT, OCT. 4, 2-4PM & SUN, OCT. 5, 2-4PM \*\*** Welcome to 135 Canterbury Court, a stunning 2-storey walkout home in the coveted community of Canyon Meadows Estates, quietly tucked away on a private cul-de-sac. Offering over 3,000 sq. ft. of finished living space, this home features 4 bedrooms, 3.5 bathrooms, and a fully developed walkout basement. Step inside to a formal living room, spacious dining room, and a grand staircase leading upstairs. The updated kitchen boasts abundant cabinetry, stainless steel appliances, and a sunny south-facing view of the backyard. A breakfast nook opens to the inviting sunken family room with custom built-ins and a cozy wood-burning fireplace. A half bath, laundry room, and access to the double garage complete the main floor. Upstairs, the owner's retreat offers an electric fireplace, a custom walk-in closet, and a spa-inspired 4-piece ensuite with jetted tub, walk-in shower, and mosaic tile details. Two additional bedrooms and a full 4-piece bath complete this level. The walkout basement expands your living space with a family room, games/rec area, fourth bedroom, and another full bathroom. French doors open to the beautifully landscaped, pie-shaped yard with mature trees. Outdoor living is at its best here, with a large deck, built-in firepit, outdoor kitchen, and balcony. Rarely do homes in Canyon Meadows Estates come to market. This property combines privacy, space, and a prime location with quick access to Fish Creek



Park, Macleod Trail, Anderson Road, and Elbow Drive. Donâ€™t miss the chance to make this exceptional home your own.

Built in 1990

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2261577       |
| Price          | \$1,025,000    |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,042          |
| Acres          | 0.12           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 135 Canterbury Court Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W6C1                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings        |

|                 |  |
|-----------------|--|
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 3  |
| Fireplaces      | Basement, Electric, Living Room, Master Bedroom, Stone, Wood Burning |
| Has Basement    | Yes  |
| Basement        | Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Other, Outdoor Kitchen, Private Entrance, Private Yard          |
| Lot Description   | Back Yard, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Private, See Remarks |
| Roof              | Shake  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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