

# \$399,900 - 54 Canterbury Gardens Sw, Calgary

MLS® #A2218203

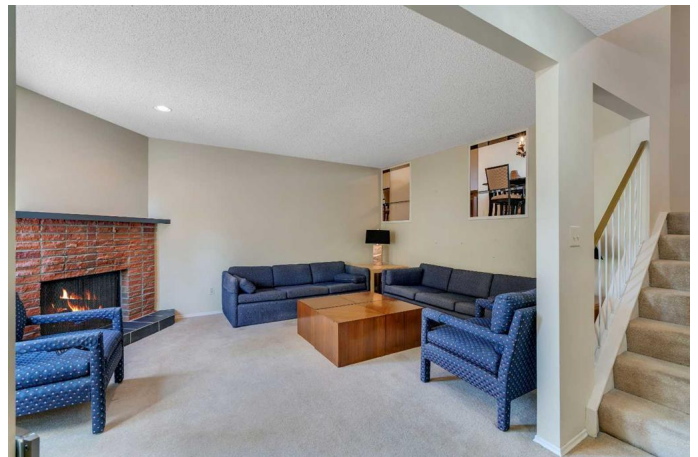
**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,529 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Tucked into the quiet, tree-lined setting of Canterbury Gardens, this four-level split AIR-CONDITIONED townhouse offers over 1,500 square feet of above-grade space plus a fully finished lower level – providing an ideal combination of privacy, flexibility, and everyday function. Within walking distance to the LRT Station, Fish Creek Park, schools and recreation. Backing directly onto a lush, treed green space, the private rear patio becomes a peaceful extension of your living space, offering a quiet spot to relax or entertain with a natural backdrop. Inside, the thoughtful split-level layout creates clearly defined zones across each floor, balancing openness with separation. Park your vehicle safely out of the elements in the attached garage and proceed into the entrance level with a handy powder room for a quick clean up upon entry. Sit back and relax in front of the brick fireplace in the inviting family room while extra windows showcase mature tree views. The next level up features a spacious living room with large windows that draw in the light, while the adjacent formal dining area overlooks the family room below, ideal for entertaining or everyday connection. Culinary adventures are inspired in the bright white galley-style kitchen with stainless steel appliances and a large breakfast nook to casually gather. The upper levels are home to two well-sized bedrooms with ample closet space and easy access to a full 4-piece bath. Gather in the rec room in the finished basement with wonderful built-ins



â€”perfect for media, hobbies or a quiet work-from-home space. Central air conditioning ensures summer comfort, while the high-efficiency furnace and central vacuum system contribute to year-round ease and low-maintenance living. This pet-friendly (with board approval) complex is mere minutes to Fish Creek Park much, to the delight of outdoor enthusiasts and dog owners with acres of nature and walking trails to explore. This extremely walkable community also boasts an active community centre, ice rinks, sports courts and a city run aquatic and fitness centre. Truly an exceptional location for those seeking comfort, quiet, and space in a naturally beautiful setting!

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218203      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,529         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 54 Canterbury Gardens Sw |
| Subdivision | Canyon Meadows           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T2W 2S9

### Amenities

Amenities Park  
Parking Spaces 2  
Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Soaking Tub, Storage  
Appliances See Remarks  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Brick Facing, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 6th, 2025  
Days on Market 14  
Zoning M-C1

### Listing Details

Listing Office Real Broker

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