

# **\$829,000 - 343 Canterbury Drive Sw, Calgary**

MLS® #A2240247

**\$829,000**

5 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

**LOVINGLY RENOVATED BUNGALOW IN CANYON MEADOWS | STUNNING BACKYARD OASIS | 5 BEDROOMS | 3 BATHROOMS | 2,735 SQ.FT. TOTAL LIVING SPACE\*\*\*\***

Step inside to discover a bright, open-concept MAIN FLOOR WITH FOUR SPACIOUS BEDROOMS and two full bathrooms, featuring VINYL PLANK FLOORING THROUGHOUT, CUSTOM WALL PANELS, and NEWER WINDOWS THROUGHOUT—including triple-pane in the front living room. The spacious living room with fireplace overlooks the landscaped front yard and flows seamlessly into the formal dining area and a functional kitchen with white cabinetry, GRANITE COUNTERS, stainless steel appliances, and a cozy breakfast nook. A true standout is the kitchen's view onto the show-stopping backyard, perfect for keeping an eye on kids or soaking in the serene garden vibes.

The FULLY FINISHED LOWER LEVEL OFFERS 1,360 sq.ft. of flexible living space, complete with a fifth bedroom, full bathroom, large rec room, and a brand-new kitchenette—ideal for guests, teens, a private home business setup, or POTENTIAL FOR INCOME GENERATING BASEMENT DEVELOPMENT. A laundry room with side-by-side washer and dryer, a laundry sink and plenty of counter space will make laundry a breeze. Plus, there is plenty of storage, which is great for a growing household.



But the real highlight is the beautifully landscaped backyard, with two large decks, offering space for peaceful morning coffee, or relaxing evening dinners in your own Zen-inspired retreat. Both the front and back yards are surrounded by mature trees, vibrant shrubs, and easy-care perennials ideal for those dreaming of a lush, low-maintenance garden to enjoy year after year. Families will love the unmatched walkability to four schools, from elementary through high school. While daily errands are made easy with Southcentre Mall, groceries, restaurants, and major amenities just minutes away. Commuting and weekend adventures are a breeze, the Canyon Meadows C-Train is a short walk away, and Fish Creek Park close enough for impromptu nature walks. Plus, three nearby fitness and aquatic centres make staying active easy, no matter the season. Whether you're upsizing, downsizing, or looking for multigenerational potential, this home offers flexibility, function, and a rare connection to nature—all in a well-connected South West Calgary location.

Built in 1968

### Essential Information

MLS® #	A2240247
Price	\$829,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	343 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H8

## Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Granite Counters, Storage, Sump Pump(s), Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Fruit Trees/Shrub(s), Many Trees, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	47
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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