



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 CANTERBURY Place, Calgary T2W 1P4**

MLS®#: **A2133740**

Area: **Canyon Meadows**

Listing Date: **05/21/24**

List Price: **\$984,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 24-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1969**  
Lot Information  
Lot Sz Ar: **9,343 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,611**  
Low Sqft:  
Ttl Sqft: **1,611**

DOM

**35**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Irregular Lot,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`5" x 12`5"
Kitchen	Main	10`9" x 13`4"
2pc Bathroom	Main	5`1" x 4`2"
Bedroom	Second	12`5" x 10`9"
5pc Bathroom	Second	8`9" x 7`11"
Furnace/Utility Room	Basement	9`7" x 12`9"
Bedroom	Basement	7`0" x 9`7"

Room	Level	Dimensions
Dining Room	Main	9`7" x 13`6"
Family Room	Main	13`8" x 13`2"
Bedroom - Primary	Second	10`9" x 14`4"
Bedroom	Second	8`9" x 10`4"
3pc Ensuite bath	Second	4`1" x 7`11"
3pc Bathroom	Basement	4`5" x 12`1"
Game Room	Basement	19`9" x 14`9"

**Play Room**

**Basement**

**7`9" x 8`5"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**6399JK**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**This beautifully fully renovated home located in what was once called Canyon Meadows Estates is ready for the next home owner. Every detail, inside and out, has been carefully updated to provide a comfortable and stylish living space. It features 4 spacious bedrooms and 3.5 beautifully designed bathrooms to meet your family's needs. The open-concept design seamlessly connects the kitchen, dining area, and living space, creating an inviting layout. The gourmet kitchen boasts sleek countertops, top-of-the-line stainless steel appliances, and a large island with seating—perfect for family gatherings and entertaining. The cozy family room, complete with a wood-burning fireplace, offers a warm, inviting space ideal for chilly Calgary evenings. The 2-car garage includes an EV plug-in for electric vehicle owners. One of the highlights of this home is the large, south-east-facing backyard. The lush lawn and 1,500 sq ft deck and patio provide a perfect space for outdoor activities. Enjoy morning coffee, outdoor dining, or simply relaxing in the sun in your private oasis. Located in Canyon Meadows Estates, this home is known for its excellent schools, parks, and easy access to amenities. No detail has been overlooked in this renovation, blending modern living with timeless charm. The extra large sized lot offers you creative opportunities to add more space. Call your favorite Calgary Realtor - Have them book a private tour of this awesome home at your convenience.**

Inclusions:

**n/a**

Property Listed By:

**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















