

# \$799,900 - 188 Canter Place Sw, Calgary

MLS® #A2233366

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,330 sqft  
Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

Exceptional opportunity! Welcome to this beautifully updated and fully finished five-bedroom two-storey home located in prestigious Canyon Meadows Estates – one of Calgary’s most desirable and established communities.

This amenity-rich neighbourhood has everything you could ask for: top-rated schools, tennis courts, an athletic park, indoor pool, fitness centre, and two community centres, all just minutes away. Residents also enjoy close proximity to outdoor skating rinks, Canyon Meadows Golf Course, and the expansive Fish Creek Park. With easy access to the LRT, Macleod Trail, Stoney Trail (Ring Road), Costco, downtown Calgary, and even the mountains, the location is truly unbeatable. Spanning over 3,400 sq ft of developed living space, this home offers a thoughtfully designed layout with vaulted ceilings, large windows, and numerous updates throughout. The main floor features hardwood flooring, a formal living room and dining room – ideal for entertaining – The kitchen has a large centre island, built-in oven and cooktop, and a corner pantry. The bright dining nook opens into a cozy sunken living room with a wood-burning fireplace. A main-floor bedroom or office, a powder room, and a laundry room with mud sink add convenience and flexibility to the layout. Step outside to a private, west-facing backyard – perfect for summer gatherings and relaxing evenings. Upstairs, you’ll find hardwood throughout, along with three



spacious bedrooms and two full bathrooms. The primary suite includes downtown views, a walk-in closet, and 5-piece ensuite. One of the upstairs bathrooms has been fully renovated with stylish, modern finishes. The fully finished basement offers even more living space, featuring a large family/games room, wet bar, fifth bedroom, full bathroom, and plenty of storage. Set on a quiet cul-de-sac, the home boasts excellent curb appeal and an oversized, insulated, and drywalled garage with a brand new door and convenient side entrance. This is a rare opportunity to own a spacious home in one of Calgary’s most sought-after communities.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233366    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,330       |
| Acres          | 0.15        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 188 Canter Place Sw |
| Subdivision | Canyon Meadows      |
| City        | Calgary             |
| County      | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2W 5M9 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings                   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Brick Facing, Living Room, Wood Burning, Gas Log  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Private, Street Lighting |
| Roof              | Cedar Shake   |
| Construction      | Stone, Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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