

\$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. Don'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	12
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.