

**54 Canterbury Gardens SW**  
**Calgary, Alberta**

**MLS # A2218203**



**\$399,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Soaking Tub, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 504

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

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 — 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!