

# \$593,000 - 508 Canterbury Drive Sw, Calgary

MLS® #A2259412

**\$593,000**

4 Bedroom, 1.00 Bathroom, 1,055 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

Discover exceptional potential in this well maintained four-bedroom home situated on an impressive 54' x 120' lot. This property presents an exciting opportunity for renovation and customization, perfectly positioned in a desirable Calgary neighborhood with outstanding accessibility to amenities and transportation. The main floor showcases beautiful hardwood flooring throughout, complemented by an open kitchen featuring modern stainless-steel appliances. Three generously proportioned bedrooms provide comfortable living space, while the spacious dining room offers ideal entertaining possibilities. A convenient main floor bathroom completes this level. The fully finished basement expands living options with a large recreation room highlighted by an attractive brick wood-burning fireplace. Additional basement features include a fourth bedroom, open office area, practical storage room, and essential laundry and mechanical facilities. The property's outdoor spaces are equally impressive, featuring a fully landscaped private backyard and double detached garage accessed via the rear alley. The substantial lot size presents exciting "Carriage House" potential with city approval, offering future development opportunities for additional income or expanded living space. Location advantages abound with walking distance access to schools at all educational levels, convenient public transit connections, Light Rail Transit stations, recreational facilities



including outdoor hockey rinks and fitness centers, plus proximity to the natural beauty of Fish Creek Provincial Park. The neighborhood provides an excellent balance of urban convenience and outdoor recreation opportunities. This property combines solid existing features with tremendous potential for enhancement, making it an ideal choice for buyers seeking a home they can truly make their own while enjoying an established, well-connected community.

Built in 1970

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259412    |
| Price          | \$593,000   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,055       |
| Acres          | 0.15        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 508 Canterbury Drive Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 1J5                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan        |
| Appliances        | Refrigerator, Stove(s), Window Coverings |
| Heating           | Central, Natural Gas                     |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Wood Burning                             |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full                           |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Treed, Sloped Down |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 26                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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