

\$575,000 - 508 Canterbury Drive Sw, Calgary

MLS® #A2259412

\$575,000

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, rough-in plumbing for a future second bathroom - ready for sink, toilet & shower installation, essential laundry and mechanical facilities. A perfect opportunity to expand living space and add value. 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	\$575,000
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	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	32
Zoning	R-CG

Listing Details

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

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.