

# \$1,190,000 - 135 Canter Place Sw, Calgary

MLS® #A2219028

**\$1,190,000**

4 Bedroom, 4.00 Bathroom, 3,014 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

**\*\*\$100,000.00 Price Improvement\*\*** Beautifully Updated Estate Home in Canyon Meadows Estates! This expansive home offers nearly 4,000 sq ft of living space on a huge lot in a quiet cul-de-sac—perfect for families and entertaining. Featuring 4 spacious bedrooms, black walnut hardwood floors, a formal dining room, and a large living area, this home blends warmth with elegance. You™ll love the modern and bright white kitchen that offers plenty of cabinet and counter space. The luxurious primary suite includes a spa-like ensuite and its own private balcony—perfect for relaxing or catching a glimpse of the Northern Lights. Enjoy the convenience of a triple car garage and major updates including A/C (2024), garage doors (2022), Hunter Douglas blinds (2024), Miele appliances, updated bathrooms (2018), dual HE furnaces, and more. Outside, enjoy multiple patios, cedar decks, and a hot tub in your private, mature yard. Located in one of Calgary™s most desirable communities with top-rated schools and easy access to Fish Creek Park—this is a must-see!

Built in 1985

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2219028    |
| Price    | \$1,190,000 |
| Bedrooms | 4           |



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,014       |
| Acres          | 0.20        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 135 Canter Place Sw |
| Subdivision | Canyon Meadows      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W5M9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Storage                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full                                                                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Storage |
|-------------------|----------------------------------------|

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting, Treed, Views |
| Roof            | Asphalt Shingle                                                                                               |
| Construction    | Mixed                                                                                                         |
| Foundation      | Poured Concrete                                                                                               |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 91            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | The Real Estate Company |
|----------------|-------------------------|

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