

# \$375,000 - 4, 1111 Canterbury Drive Sw, Calgary

MLS® #A2256825

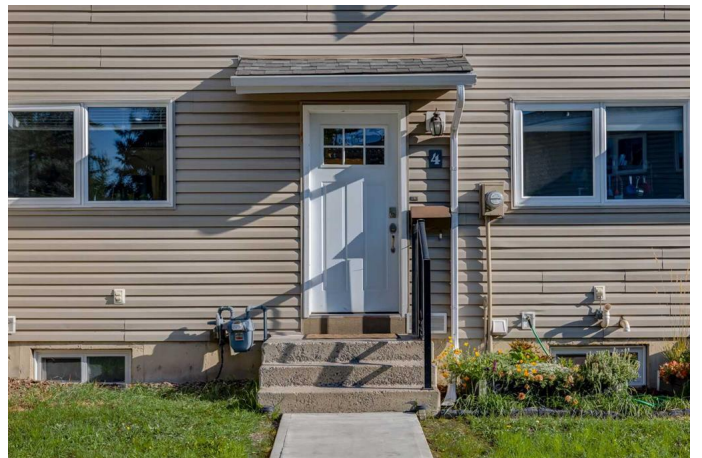
**\$375,000**

3 Bedroom, 3.00 Bathroom, 1,187 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Canyon Meadows! This well-maintained 3-bedroom townhouse offers over 1,460 sq. ft. of comfortable living space in a well-managed complex with low condo fees. Perfectly located near schools, playgrounds, public transit, and just minutes from Fish Creek Park and Babbling Brook Park, this home combines convenience with a great community feel. Step inside through a newer front door to a spacious kitchen featuring quartz countertops, an undermount sink, tile backsplash, SS appliances, luxury vinyl plank flooring, and plenty of cabinet space. The adjoining dining room provides ample space for family meals, while the large living room and garden doors opens to a private backyardâ€”ideal for relaxing or entertaining. A conveniently located powder room completes the main floor.

Upstairs, the principal bedroom is generously sized with its own two-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The partly finished basement offers a versatile family room, laundry area with LG washer and dryer, and additional storage. Recent updates include a new hot water tank (2023), new carpet (2025), and modern light fixtures (2025). The complex also features a private common area for residents to enjoy. Move-in ready and filled with value, this townhouse is an excellent opportunity to own in the desirable community of Canyon Meadows. Click the Virtual Tours for more detail!



Built in 1977

## Essential Information

MLS® #	A2256825
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,187
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	4, 1111 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3G4

## Amenities

Amenities	Parking, Snow Removal, Trash
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Outside, Paved

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage, Courtyard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	CIR Realty
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