

# \$1,300,000 - 279 Canterville Drive Sw, Calgary

MLS® #A2245681

**\$1,300,000**

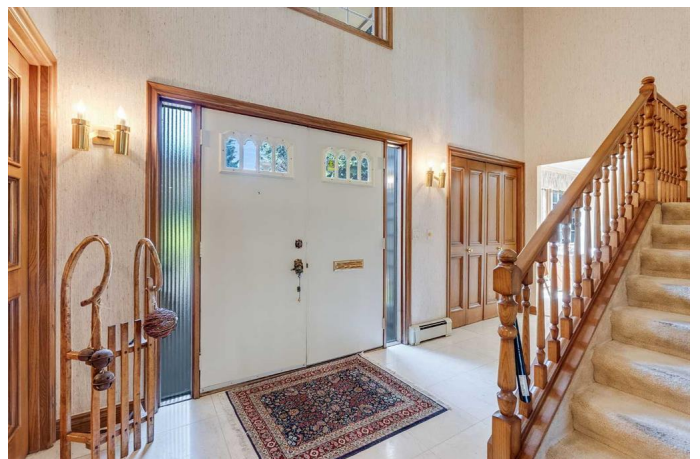
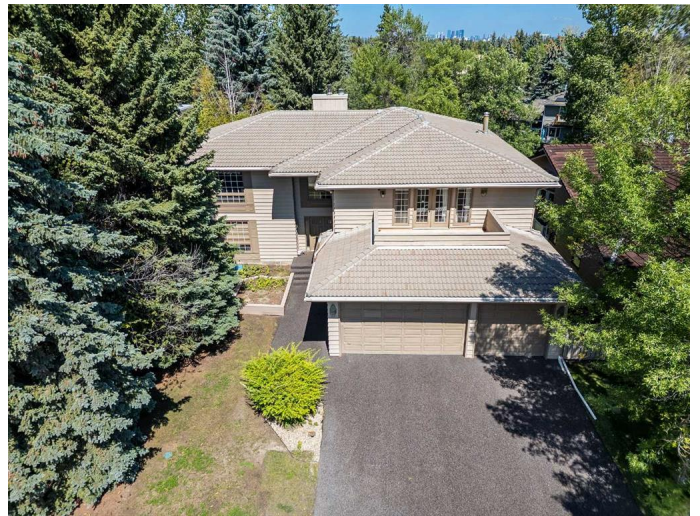
4 Bedroom, 5.00 Bathroom, 3,932 sqft

Residential on 0.19 Acres

Canyon Meadows, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 9TH, FROM 1-4 PM Welcome to 279 Canterville Drive SW – a timeless estate home backing onto a quiet park in the heart of Canyon Meadows Estates. With over 5,700 sq.ft. of meticulously maintained living space, this executive residence offers luxury, functionality, and space for the entire family. Inside, you're welcomed by grand principal rooms, 4 spacious bedrooms upstairs, plus a library/den ideal for a home office or reading retreat. The primary suite is a true sanctuary, featuring a private south facing balcony, a large walk-in closet, and a luxurious ensuite. Entertain with ease in the formal dining and living rooms, or gather around one of the three cozy fireplaces spread across the home. The fully developed basement adds another 1,855 sq.ft. of versatile space with room for recreation, guests, fitness, and more.

Additional features include a heated triple attached garage, a durable clay tile roof, 4.5 bathrooms, and an unbeatable location backing onto green space for added privacy and serene views. This home has been meticulously cared for and offers rare square footage in one of Calgary's most desirable southwest communities. A true gem that must be seen to be appreciated. Close proximity to schools, shopping and Fish Creek Park. Homes this size rarely come up in Canyon Meadows. Call today for a private showing.



Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245681    |
| Price          | \$1,300,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,932       |
| Acres          | 0.19        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 279 Canterville Drive Sw |
| Subdivision | Canyon Meadows           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2W3X9                   |

## Amenities

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

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, High Ceilings, See Remarks, Separate Entrance, Wet Bar, Wood Windows                                               |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Boiler, See Remarks                                                                                                                       |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 3              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                       |
| Lot Description   | Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Clay Tile                                                                                   |
| Construction      | Cedar, See Remarks, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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