

343 Canterbury Drive SW
Calgary, Alberta
MLS # A2258798

\$799,000

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| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,486 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Driveway, Off Street, Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Storage, Sump Pump(s), Vinyl Windows | | |

Inclusions: 2 REFRIGERATORS IN BASEMENT

****OPEN HOUSE SATURDAY 27 SEPTEMBER 2PM TO 4PM**** LOVINGLY RENOVATED BUNGALOW IN CANYON MEADOWS | STUNNING BACKYARD OASIS | 5 BEDROOMS | 3 BATHROOMS | 2,735 SQ.FT. TOTAL LIVING SPACE**** Step inside to discover a bright, open-concept MAIN FLOOR WITH FOUR SPACIOUS BEDROOMS and two full bathrooms, featuring VINYL PLANK FLOORING THROUGHOUT, CUSTOM WALL PANELS, and NEWER WINDOWS THROUGHOUT—including triple-pane in the front living room. The spacious living room with fireplace overlooks the landscaped front yard and flows seamlessly into the formal dining area and a functional kitchen with white cabinetry, GRANITE COUNTERS, stainless steel appliances, and a cozy breakfast nook. A true standout is the kitchen's view onto the show-stopping backyard, perfect for soaking in the serene garden vibes. The FULLY FINISHED LOWER LEVEL OFFERS 1,360 sq.ft. of flexible living space, complete with a fifth bedroom, full bathroom, large rec room, and a brand-new kitchenette—ideal for guests, teens, a private home business setup, or POTENTIAL FOR INCOME GENERATING BASEMENT DEVELOPMENT. A laundry room with side-by-side washer and dryer, a laundry sink and plenty of counter space will make laundry a breeze. Plus, there is plenty of storage, which is great for a growing household. But the real highlight is the beautifully landscaped backyard, with two large decks, offering space for peaceful morning coffee, or relaxing evening dinners in your own Zen-inspired retreat. Both the front and back yards are surrounded by mature trees, vibrant shrubs, and easy-care perennials ideal for those dreaming of a lush, low-maintenance garden to enjoy year after year. Families will love the unmatched walkability to four schools,

from elementary through high school. While daily errands are made easy with Southcentre Mall, groceries, restaurants, and major amenities just minutes away. Commuting and weekend adventures are a breeze, the Canyon Meadows C-Train is a short walk away, and Fish Creek Park close enough for impromptu nature walks. Plus, three nearby fitness and aquatic centres make staying active easy, no matter the season. Whether you're upsizing, downsizing, or looking for multigenerational potential, this home offers flexibility, function, and a rare connection to nature—all in a well-connected South West Calgary location.