

# \$1,050,000 - 164 Canter Place Sw, Calgary

MLS® #A2234111

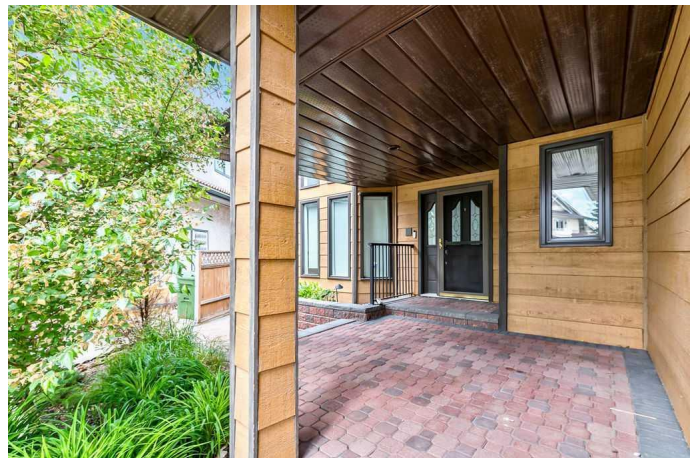
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 3,080 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

Welcome to CANYON MEADOWS ESTATES  
â€“ your new home awaits! A fabulous opportunity to own this beautiful 4100+ sq. ft two story with fully-finished walkout home, located on a quiet cul-de-sac, backing onto a linear park and athletic playground and an unobstructed rear view beyond. Guests are welcomed into this home by a gracious staircase showcasing vaulted ceilings, leading into an expansive formal living area with a divine gas fireplace w/ custom tile surround & a massive dining room. A â€˜Chefâ€™™s Delightâ€™™ updated kitchen features an abundance of two-tone cabinetry and built-ins, gorgeous quartz countertops, tile backsplash and an oversized central island - all overlooking a sunny kitchen nook. The generous sized family room/den, enhanced by another gas fireplace with brick surround, has framed side windows streaming natural light & wet bar. Completing the main floor is 2 pc bath & laundry room - with access to an oversized attached double garage. The upper level has an open loft/den area with built-ins, an ample sized master bedroom with a 5pc ensuite & walk-in closet, 3 additional bedrooms, 4pc bath & an aesthetically pleasing bonus room or 5th bedroom. The lower level walk-out is developed, featuring a vast second family room, games room, office, 3rd bathroom and plenty of storage. Additional assets include the oversized garage, clay tile roof, updated mechanicals including A/C, tankless water heater and the list goes on! Home is



surrounded by a large number of windows, as well as sliding glass doors which lead to a generous deck, overlooking a private back yard, beautifully landscaped with perennials and fruit trees. This home is located steps to top-rated public schools, all major amenities and public transportation. This is a perfect home for your family in the perfect community! Walk to all levels of schools, swimming pool/fitness centre, tennis courts, Fish Creek Park and LRT!! This is a must see!

Built in 1987

### Essential Information

MLS® #	A2234111
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,080
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	164 Canter Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5M9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 4

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, See Remarks, Vinyl Windows, Skylight(s)

Appliances Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Window Coverings, Built-In Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Living Room, Gas Starter, See Remarks, Tile, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Playground, Private Entrance, Private Yard, Tennis Court(s)

Lot Description Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Underground Sprinklers, Cul-De-Sac, Few Trees, See Remarks

Roof Clay Tile

Construction Cement Fiber Board, Concrete, Mixed, Wood Frame, See Remarks

Foundation Poured Concrete

## Additional Information

Date Listed July 9th, 2025

Days on Market 2

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.