

# \$1,175,000 - 135 Canter Place Sw, Calgary

MLS® #A2257774

**\$1,175,000**

4 Bedroom, 4.00 Bathroom, 3,014 sqft

Residential on 0.20 Acres

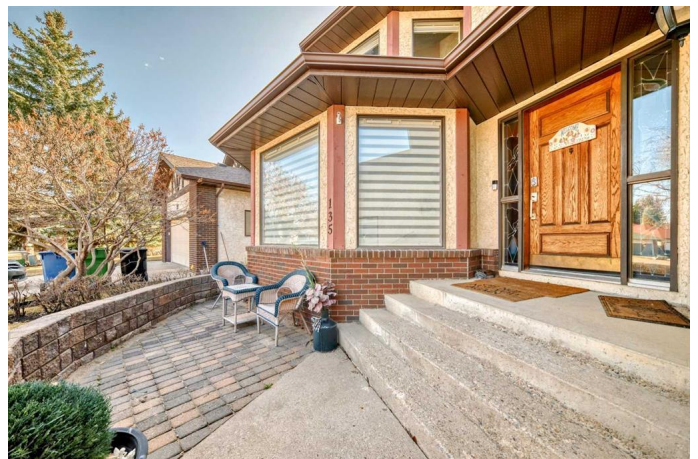
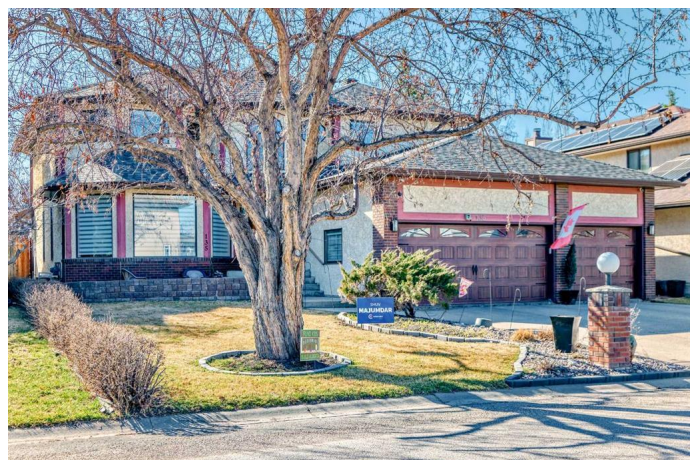
Canyon Meadows, Calgary, Alberta

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® #    | A2257774    |
| Price     | \$1,175,000 |
| 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), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Bookcases, Chandelier, Dry Bar, Granite Counters, Jetted Tub, See Remarks |
| 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, Private Yard                                                                                                                              |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, Treed, Views, Few Trees, Gentle Sloping, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                                          |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-CG                 |

### **Listing Details**

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

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.