31 Canterville Bay SW

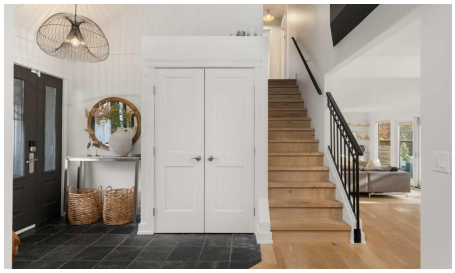
Calgary | Active | MLS® A2350977

$1,499,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1981**	**2,334 sq. ft.**

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Listed by Royal LePage Solutions

A closer look

Some homes are renovated. Others are COMPLETELY REIMAGINED. 31 Canterville Bay is the latter. Tucked into a quiet bay in established Canyon Meadows, this home has been transformed from top to bottom with a clear point of view-beautiful design, warm finishes and spaces that feel every bit as good as they look.
The main level is bright and open, with VAULTED CEILINGS, SKYLIGHTS and natural light throughout. The kitchen sits at the heart of the home, with generous workspace and storage and an easy connection to the living and dining areas. The result feels polished without feeling precious-the kind of home that could be in a magazine, but was clearly designed to actually live in.
A MAIN-FLOOR BEDROOM with a 3-PIECE BATHROOM directly across the hall is a standout feature, offering real flexibility for multigenerational living, overnight guests or a private home office.
Upstairs, the primary bedroom feels like a true retreat, complete with a custom dressing room. Thoughtful finishes and beautifully updated bathrooms carry the same cohesive design throughout the home.
The developed lower level adds even more room to gather, work and unwind, with flexible space for movie nights, recreation or guests.
And then there is the backyard. The SOUTHWEST-FACING BACKYARD sits on a generous PIE-SHAPED LOT, BACKING DIRECTLY ONTO GREEN SPACE & WALKING PATHS, creating a setting that feels private, mature and connected to its surroundings. Multiple decks create distinct spaces for dining, relaxing and entertaining, while the OUTDOOR BUILT-IN FIREPLACE creates a natural gathering place for long summer evenings and cooler nights. Mature landscaping and an extensive irrigation system make the outdoor spaces as thoughtfully planned as the interior.
Behind the design are the practical comforts that matter: central air conditioning, two furnaces with humidifiers and central vacuum.
All of this is close to schools, parks, recreation, transit and Fish Creek Provincial Park, while still tucked away in the mature, established community of Canyon Meadows.
31 Canterville Bay is warm, beautifully designed and completely its own-a top-to-bottom transformation that feels just as good as it looks.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350977
Bedrooms	4
Bathrooms	3
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,334 sq. ft.
Below Grade Finished Area:	1,167 sq. ft.
Acreage:	No
Lot Area:	6,996 sq. ft.
Lot Frontage:	32'5¾"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7911205
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Cedar
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	umbrella on deck of family room, outdoor built in fireplace, drip sprinkler systems for flower beds
Restrictions:	None Known
Main Floor	Bedroom · 12'3" × 9'7" ·
Main Floor	Dining Room · 12'4" × 9'11" ·
Main Floor	Family Room · 17'7" × 17' ·
Main Floor	Foyer · 9'6" × 6'7" ·
Main Floor	Kitchen · 18' × 16' ·
Main Floor	Laundry · 9'4" × 6'5" ·

Main Floor	Living Room · 19'1" × 14'11" ·
Upper Level	Bedroom · 13'2" × 8'11" ·
Upper Level	Bedroom · 10' × 9'8" ·
Upper Level	Bedroom - Primary · 15'5" × 12'2" ·
Upper Level	Walk-In Closet · 12'5" × 9'7" ·
Basement	Living Room · 39'9" × 11'4" ·
Basement	Game Room · 23'5" × 12'6" ·
Basement	Storage · 13' × 0' ·
Basement	Furnace/Utility Room · 21'2" × 17'3" ·
Basement	Storage · 11'4" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Dry Bar, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Fire Pit, Garden, Misting System, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Front Porch, Pergola, Rear Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Street Lighting, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-canterville-bay-sw-calgary-a2350977/

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