52 Canterbury Gardens SW

Calgary | Active | MLS® A2344591

$400,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1976**	**1,548.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

This thoughtfully designed townhouse offers an abundance of living space across multiple levels, blending everyday function with comfortable, flexible living. Ideally positioned directly off greenspace and just steps from Babbling Brook Park, with Fish Creek Park only a few minutes away, the location is ideal for those who appreciate nature and convenience.

Large windows throughout the main living areas allow natural light to flow in, complemented by newer flooring that creates a fresh and inviting feel. Cozy up in front of the gas fireplace in the spacious living room, or gather with family and friends in the sprawling dining area. Two generously sized bedrooms offer comfortable retreats, while the partially developed basement provides additional flexible space to customize to your needs.

Step outside to your private, fenced yard - a peaceful space to relax, garden, or simply enjoy the surrounding greenery. A single attached garage adds everyday convenience, while the low-maintenance lifestyle means less time spent on upkeep and more time enjoying your home and surroundings.

With its unique multi-level layout, generous living spaces, private outdoor area and exceptional access to parks and greenspace, this is an excellent opportunity for those seeking space, nature and convenience.

Notable features: New furnace, hot water tank, and oven. Newer dishwasher: 3 yrs, newer fridge: 4 yrs, new plank flooring. Basement windows recently replaced. This home provides peace of mind for years to come.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344591
Bedrooms	2
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	5 Level Split
Total Living Area:	1,548.42 sq. ft.
Condo Fee:	$545.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Entry Level:	0
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7911226
Heating:	Forced Air, Natural Gas
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Gas, Living Room, Mantle, Raised Hearth
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cantebury Gardens
Community:	Canyon Meadows
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	Shelving wall unit in the dining area
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
2nd Floor	Living Room · 15'9" × 12'6" ·
3rd Floor	Breakfast Nook · 7'11" × 7'10" ·
3rd Floor	Dining Room · 21'9" × 11' ·
3rd Floor	Kitchen · 10'4" × 8' ·

4th Floor	Bedroom · 13'11" × 11'5" ·
5th Floor	Bedroom - Primary · 13'6" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Vaulted Ceiling(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-canterbury-gardens-sw-calgary-a2344591/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.