# 602 505 Canyon Meadows Drive SW

Calgary | Active | MLS® A2342987

**$750,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1990** | **1,981 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

The Bentley is the kind of address that stops people mid-scroll. With nearly 2,000 square feet of single-level living and private access to Fish Creek Park, this isn't downsizing. This is an upgrade. A private elevator delivers you directly to your suite. No hallways, no neighbours in your business. The moment those doors open, the tone is set. Step inside through striking ornate double doors into a space that feels nothing like a typical condo. The living room is anchored by a gas fireplace, with a south-facing balcony overlooking the park and mature trees. An adjoining flex space works beautifully as a reading lounge, home office or sitting room, because at nearly 2,000 sq ft, you actually have room to think.

The kitchen is built for someone who actually cooks. Centre island, generous quartz counters, built-in oven and serious prep space. Not Instagram-bait, genuinely functional. The primary suite is spa-hotel quiet. A walk-in closet with built-in organizers and an updated ensuite featuring a corner jetted tub and separate marble-tile shower. The guest bedroom and second full bath give visitors real privacy. Step outside and the grounds at The Bentley are something most Calgary condo owners never experience - manicured gardens, a private water feature, and a gazebo courtyard that genuinely earns its photos. From there, direct access to Fish Creek Park puts kilometres of trails and natural beauty at your door. Life here is frictionless. Secure underground parking, a dedicated storage locker, and a condo fee that covers heat, water, sewer, snow removal, insurance and professional management. Close to Canyon Meadows Golf and Country Club, Avenida Market, Southcentre and LRT. Immediate possession available. Rare doesn't usually come in at under $380 per square foot. But here we are.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2342987 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1990 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 1,981 sq. ft. |
| **Main Level Finished Area:** | 1,981 sq. ft. |
| **Condo Fee:** | $1,796.15 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 1990 (Age: 36) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9011134 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Stucco |
| **Structure Type:** | Low Rise (2-4 stories) |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Tile, Vinyl |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Parkade, Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit, Laundry Room |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Bently Apt.condo |
| **Community:** | Canyon Meadows |
| **Amenities:** | Elevator(s), Garbage Chute, Parking, Storage, Visitor Parking |
| **Appliances:** | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Bedroom · 20' × 11'10" · |
| **Main Floor** | Bedroom - Primary · 17'8" × 14'10" · |
| **Main Floor** | Kitchen · 14' × 13'9" · |
| **Main Floor** | Living Room · 30'4" × 19'5" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Golf, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Bar, Elevator, Jetted Tub, Quartz Counters, Storage |
| **Exterior Features:** | Balcony, Courtyard |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M_C1 d107 |
| **Listed Date:** | Sep 04, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/602-505-canyon-meadows-drive-sw-calgary-a2342987/

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

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