



216 Cannington Place Calgary Alberta

\$678,000

****OPEN HOUSE SUNDAY 2-4 PM**** Some homes are more than a place to live. They are where a family grows, where birthdays are celebrated, where summer evenings linger a little longer, and where thirty years of memories become part of the walls. Tucked along a beautiful, tree-lined street in coveted Canterbury Estates, this cherished family home is being offered for the first time in a generation, ready for its next chapter. Set on an **EXCEPTIONALLY LARGE, WIDE ESTATE LOT**, this well-maintained bi-level offers 2,022 square feet of developed living space, including 1,288 square feet on the main level. Inside, there are four bedrooms, three upstairs and one downstairs, with room for family to gather, grow and make the home their own. Two fireplaces, one in the main-floor family room and another downstairs, bring warmth and character to spaces made for quiet evenings and time together. A separate basement entrance adds flexibility for extended family or future possibilities. But it is out back where this property truly captures the imagination. The **MASSIVE SOUTHWEST-FACING BACKYARD** unfolds behind a full-width deck, inviting long summer afternoons, golden evening sunsets, garden parties, children at play and dogs racing across the grass. Private, sun-filled and wonderfully spacious, it offers a rare sense of breathing room in the city, with endless potential to create the outdoor retreat you have always imagined. For those dreaming bigger, the extraordinary width and size of this estate lot offer an increasingly rare opportunity to build a beautiful custom residence in an established neighbourhood where mature trees and generous properties are becoming harder to find. Whether you envision a thoughtful renovation that honours the home's history or an entirely new beginning, the possibilities are here. Several important updates are already in place, including a roof replaced ap...

3pc Bathroom 6.50 Ft x 5.92 Ft

Bedroom 11.75 Ft x 11.83 Ft

Family room 13.67 Ft x 18.92 Ft

Laundry room 6.50 Ft x 17.17 Ft

2pc Bathroom 4.83 Ft x 5.92 Ft

4pc Bathroom 7.00 Ft x 8.08 Ft

Bedroom 11.75 Ft x 10.00 Ft

Bedroom 13.17 Ft x 9.00 Ft

Dining room 12.83 Ft x 9.00 Ft

Kitchen 12.50 Ft x 12.75 Ft

Living room 14.50 Ft x 16.00 Ft

Primary Bedroom 12.58 Ft x 12.42 Ft

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Listing Presented By:



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