

# \$698,000 - 12540 Cannington Way Sw, Calgary

MLS® #A2109367

**\$698,000**

3 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

**\*\* OPEN HOUSE\*\*** Saturday 1 pm -3 pm -  
Welcome to 12540 Cannington - This is a RARE opportunity to own a 1500sf bungalow developed on an oversized 65' wide lot and located on a quiet street in the heart of Canyon Meadows. This meticulously maintained property is perfectly situated close to Fish Creek Park and steps away from the Babbling Brook Community Park. The home was custom-built by the original owners who have resided in the property throughout its life. This 3 bedroom 2.5 Bathroom home boasts over 2600sf of total living space and great features such as Central Air Conditioning, an upper-level Wood Burning Fireplace (with gas light) book-cased by sunny patio doors exiting onto a large composite rear deck (with natural gas BBQ hook-up) and a beautifully landscaped back yard surrounded by trees. On the lower level, you will find a second Gas Fireplace as well as a Cedar Sauna. All appliances are updated including the washer/dryer and newer hot water tank. Walking distance to Parks, Schools, LRT, Shopping, Restaurants & Pubs, and great access to all major traffic arteries including Mcleod, Deerfoot & Stoney Trail. This is a perfect community, street, and lot to invest and develop into what is currently selling well over 1M on lesser lots. Book your showing today.

Built in 1973

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2109367    |
| Price          | \$698,000   |
| Sold Price     | \$755,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,500       |
| Acres          | 0.16        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 12540 Cannington Way Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 1Z6                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Jetted Tub, Sauna, Skylight(s), Storage                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 2                                                       |
| Fireplaces        | Brick Facing, Gas, Gas Starter, Insert, Wood Burning    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard, Private        |
| Roof              | Asphalt                   |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2024 |
| Date Sold      | February 28th, 2024 |
| Days on Market | 6                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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