

\$975,000 - 827 Canna Crescent Sw, Calgary

MLS® #A2109514

\$975,000

4 Bedroom, 4.00 Bathroom, 1,406 sqft

Residential on 0.17 Acres

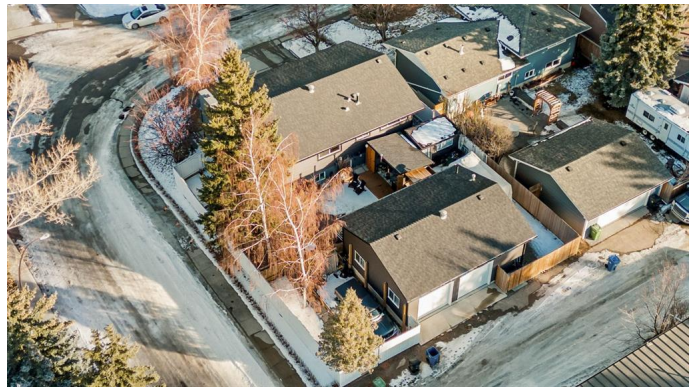
Canyon Meadows, Calgary, Alberta

Nestled in the sought-after Canyon Meadows neighborhood, this renovated bi-level residence, on large corner lot exudes charm, offering not only a delightful blend of interior elegance and outdoor allure, but also a bespoke detached garage/shop that will leave you (and everyone you bring) breathless with envy.

As you step inside this home you will find a thoughtfully arranged living and dining space, seamlessly connected to a spacious, renovated kitchen with ample cabinets and glistening granite countertops. The primary bedroom is of generous proportion and features a renovated ensuite featuring a luxurious heated towel rack (a luxury also featured in the other bathrooms). On this level you also will find two additional good sized bedrooms and a well-appointed bathroom to ensure comfort and convenience for family or guests.

Descend into the lower level and discover a large but cozy family room, complete with an inviting wood-burning fireplace, alongside another generously sized bedroom and a renovated three-piece bathroom. Access to the oversized attached double garage is here, and could easily lend its self to extended living space / or suite if desired (and with City approval).

Venture outdoors and you will be captivated by the year-round "social shed"/cabana, a sanctuary equipped with a TV, fold-away bar, and a snug wood-burning stove, perfect for



hosting outdoor gatherings in any weather!. With ease of maintenance , the low-level deck and central patio enhance this charming yard space .The additional shed is great for storage and then two private tucked away but spacious auto/RV storage spaces can cater to your every need and situation.

However, the pièce de résistance awaits in the form of the custom-built triple car garage at the rear. Boasting double-height doors, underfloor heating, and extensive cabinetry plus car lift, this garage is a haven for auto enthusiasts, an incredible man cave or simply an idyllic retreat for teens. With a loft above the lounge area and a fully-equipped bathroom, including laundry facilities, it offers versatility and comfort like no other, and has to be seen to be appreciated. Note with deep foundations, this has the potential to add a second level (City approval required).

Canyon Meadows, renowned for its comprehensive educational offerings, from kindergarten to grade 12, including a Spanish-speaking school, coupled with its proximity to Fish Creek Park, recreational facilities, major roads, and the Canyon Meadows C-Train station, it epitomizes lush convenient city living at its finest.

With so many renovations, upgrades and updates, including vinyl windows, newer vinyl siding, roof shingles 2016, Furnace 2013, knock down ceilings, Kinetico reverse osmosis water filtration system and so much more, take this opportunity to Indulge in this unique indoor and outdoor living experience, with features that everyone in the family can fall in love with.

Built in 1971

Essential Information

MLS® #	A2109514
Price	\$975,000

Sold Price	\$940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,406
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	827 Canna Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1N8

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Oversized, RV Access/Parking, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	EPA Certified Wood Stove, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Lane, Corner Lot, Gazebo, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 13th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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