

\$599,000 - 12039 Canaveral Road Sw, Calgary

MLS® #A2110621

\$599,000

4 Bedroom, 3.00 Bathroom, 1,273 sqft

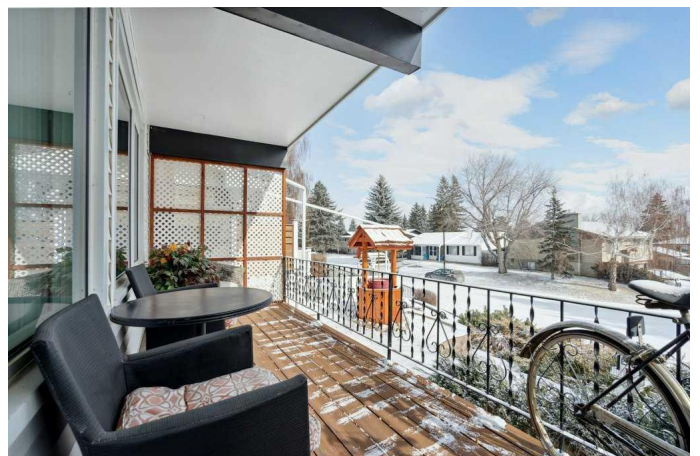
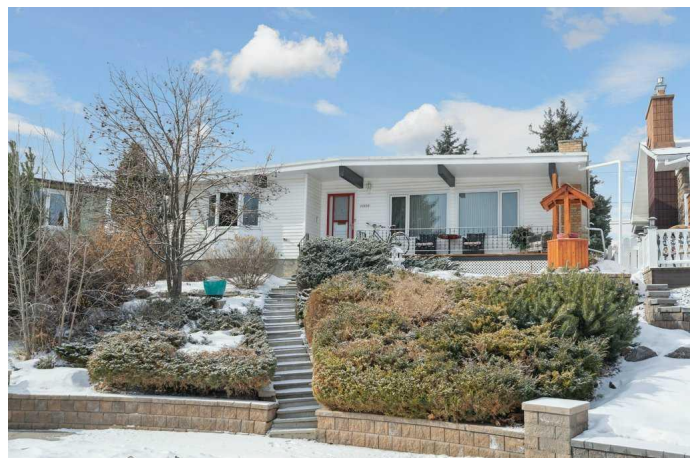
Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Discover the perfect home with tons of personality or the perfect renovation opportunity in Canyon Meadows! With pride of ownership, this spacious bungalow, boasting nearly 1300 sq ft on the main floor on a 6264 sq ft lot, offers an unbeatable mix of comfort, privacy, and potential. Its elevated location ensures tranquility, complemented by a private front porch for serene outdoor relaxation. Inside, the home features a cozy stone wood-burning fireplace in the large living room, ideal for chilly evenings. The dining area accommodates an 8-seater table, perfect for hosting, while the kitchen, with ample storage, opens to a sunny, south-facing covered deck, promising delightful mornings or peaceful evenings.

The main level includes three bedrooms, with the primary suite offering a 2-piece ensuite, ensuring comfort and privacy for everyone. The fully developed basement extends the living space with a fourth bedroom, a versatile den/flex room, and a huge recreational room with a bar, setting the stage for entertainment or relaxation. The landscaped backyard, complete with a patio and garden area, offers a green thumb's paradise, and the convenience of a massive oversized single-car garage (almost the size of a double at 380 sq ft) adds to the appeal.

This bungalow is not just a house; it's an opportunity to create your dream home in a sought-after location. Whether you're looking to update the interiors or expand the living



spaces, this property is ripe with potential, ready to become your personalized retreat. Don't miss out on this chance to infuse this home with your style and flair. Seize the opportunity to transform this property into your dream home, where privacy, comfort, and endless possibilities await. Schedule your visit today and start envisioning your future in Canyon Meadows.

Built in 1970

Essential Information

MLS® #	A2110621
Price	\$599,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12039 Canaveral Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1N7

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Garage Faces Rear, Heated Garage,

Insulated, Oversized, Parking Pad, Single Garage Attached

Interior

Interior Features	Bar, Laminate Counters, Master Downstairs, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Street Lighting, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 2nd, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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