

\$749,900 - 17 Canova Road Sw, Calgary

MLS® #A2119294

\$749,900

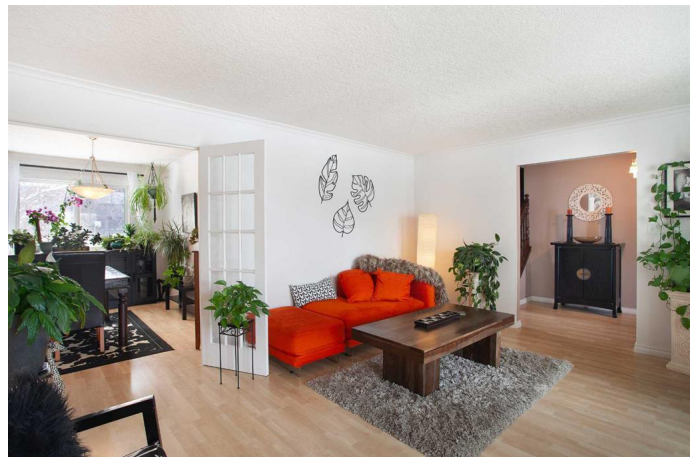
4 Bedroom, 3.00 Bathroom, 1,809 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

Welcome to 17 Canova Road SW in the heart of Canyon Meadows. This community is highly sought after, sitting minutes from Fish Creek Park, with great access to MacLeod Tr and Anderson Rd. This home is ready for a family, with 4 bedrooms and 3 bathrooms. The maturely landscaped yard and oversized driveway are just the beginning of the appeal here. As you enter into the front living room (with large Bay Window), into the dining room and around to the kitchen, you will notice the abundance of natural light this home gets. The kitchen which was renovated in 2010, has granite counters, stainless appliances and a built-in fridge. Step down to the family room which is complete with a wood burning fireplace. This level is complete with the laundry room and a 2 piece bath which was redone in 2015. Upstairs you'll find 3 large bedrooms, including the primary bedroom with 3 piece ensuite, as well as a 4 piece bath which was redone in 2020! Central Air was also added in 2022. The finished basement has another bedroom, Rec room and a second family room. The yard is huge, fully fenced and the deck and privacy screen was added in 2019, as well as most of the windows and doors replaced in 2013. Also a new furnace and hot water tank in 2015 and the roof was replaced in 2011. Double attached, insulated garage as well!

Built in 1973



Essential Information

MLS® #	A2119294
Price	\$749,900
Sold Price	\$802,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,809
Acres	0.20
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 12th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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