

\$505,000 - 458 Cannington Close Sw, Calgary

MLS® #A2137277

\$505,000

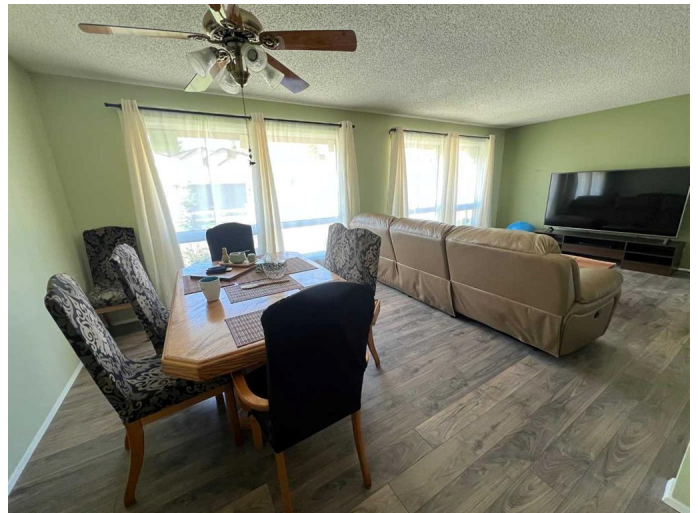
3 Bedroom, 1.00 Bathroom, 1,050 sqft

Residential on 0.07 Acres

Canyon Meadows, Calgary, Alberta

Fantastic Canyon Meadows location within walking distance to schools, daycares, convenience shopping & public transit, including the Canyon Meadows LRT Station within walking distance . Enjoy the natural beauty of Fish Creek Park just a short walk away! Bright and airy living and dining rooms flooded with natural light from new large south-facing windows. Three bedrooms with a full bath. Patio doors from one of the spare bedrooms lead to the deck and outdoor living space. New luxury vinyl walnut flooring, updated bathroom, and white kitchen with a built-in planning desk. Brand new high efficiency multistage furnace (2023) with new humidifier (2023). New three pane windows (2023). New roof (2022). Semi finished basement with new subfloor (2024), new insulation R5+R14 (2024), updated plumbing (2024) and electrical wiring (2024). Thanks to those renovations the house is very energy efficient lowering the cost of utilities. Fully covered carport which can be converted to a garage and additional space for three cars on the long driveway. Exceptional value with no additional monthly fees. Ideal for families or investors, this property not only offers a comfortable living arrangement but also sits in a perfect location with access to numerous amenities and facilities. Embrace the opportunity to make this your new home and enjoy all it has to offer!

Built in 1977



Essential Information

MLS® #	A2137277
Price	\$505,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,050
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	458 Cannington Close Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3G2

Amenities

Parking Spaces	3
Parking	Carport, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 8th, 2024
Days on Market	4
Zoning	M-CG d24
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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