

\$850,000 - 1036 Cannock Place Sw, Calgary

MLS® #A2176806

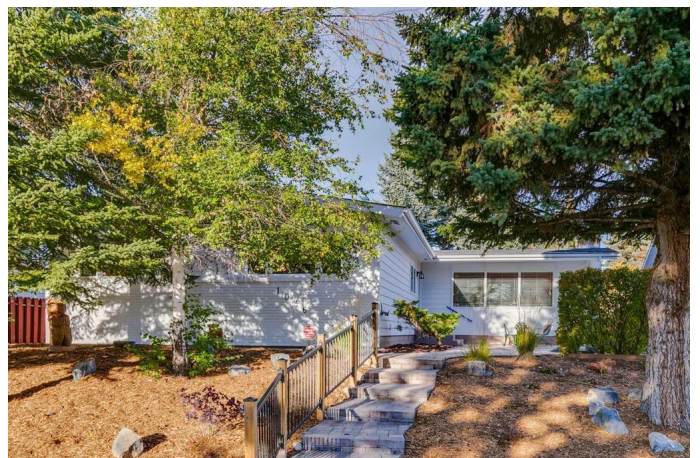
\$850,000

4 Bedroom, 3.00 Bathroom, 1,659 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

A Rare Find at 1036 Cannock Place SW in Canyon Meadows! This beloved home has only been on the market once in 37 years and might not become available again for decades. Located on a peaceful, tree-lined street in the highly sought-after Canyon Meadows, this 4-bedroom bungalow was built in 1969 and has been meticulously cared for by the same owner since 1987. Recent updates include a brand-new furnace (Aug 2023), recently serviced (Aug 2024), a water heater (July 2019), shingles installed 10-15 years ago, and fresh exterior paint just last year. The spacious kitchen, renovated with new appliances and flooring three years ago, makes cooking a joy, and the \$30,000 front landscaping project ensures stunning curb appeal. Inside, the cozy living room is anchored by a gas fireplace with a circulating fan (5 years old), perfect for relaxing. Enjoy the convenience of two built-in vacuum systems and the added security of a transferable alarm system. The main level is well-designed for comfortable living, featuring a primary bedroom with its own private 4-piece ensuite, plus versatile additional bedrooms that are ideal for family, guests, or home office space. The fully finished basement stands out, providing ample room for family movie nights or game days in the large recreation area, an office, a den, generous storage, and a dedicated laundry room. Outside, a west-facing backyard awaits for summer gatherings, complete with a BBQ deck just off the dining room. The property also features a



private front patio, a detached double car garage with convenient paved back-alley access, and green space across the street for an open, tranquil feel—a rarity in city living. Homes like this do not come along often and attract lots of interest when they do! Schedule your viewing today and discover the perfect blend of modern comfort, classic style, and community charm that 1036 Cannock Place SW and Canyon Meadows has to offer!

Built in 1969

Essential Information

MLS® #	A2176806
Price	\$850,000
Sold Price	\$827,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,659
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1036 Cannock Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1M7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Storage, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Circulating
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	November 13th, 2024
Date Sold	November 26th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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