

\$1,050,000 - 2756 Cannon Road Nw, Calgary

MLS® #A2178016

\$1,050,000

4 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.16 Acres

Charleswood, Calgary, Alberta

Nestled on an expansive RC-G CORNER LOT in the sought-after community of Charleswood, this beautifully updated bilevel home combines modern convenience with charm and exceptional location appeal.

This home screams elegance from the moment you walk in - through the front door you will find yourself in a spacious entryway in awe of the floating staircases and vaulted ceiling. Up a few stairs you will see the open concept floor plan and large windows each with custom coverings. The kitchen has undergone a recent transformation featuring professionally refinished cabinets, new backsplash, a sleek quartz countertop, a modern sink with a stylish black and brass faucet, and new handles. Be sure to check out the oversized walk-in custom built pantry when you visit! Off the kitchen you can step outside on to one of the composite decks, surrounded by trees and offering privacy to relax in peace.

This home boasts a well-designed, flowing layout that's perfect for comfortable living. With three spacious bedrooms on the main floor, including a true primary retreat that has automatic blinds, a large walk in closet, its own 3 piece en-suite and large patio doors taking you to the gorgeous outside space.

The basement extends the home's versatility with an expansive recreation room, an additional fourth bedroom, and another



three-piece bath. Throughout the house, hardwood floors grace the upstairs, while fresh carpet added last year enhances the stairs and basement. Many more upgrades include the interior painted within the last five years, with upgrades to the main floor bathrooms, including custom cabinetry, sinks, new toilets and fixtures. The Furnace, air conditioning and water heater are all only 2 years old.

Outdoor enthusiasts will appreciate the location—just blocks from Nose Hill Park and a popular off-leash dog park. The backyard is an entertainer’s dream, complete with a custom outdoor fireplace and TV setup, dual composite decks, a stone patio, and mature trees that provide ample shade. Thoughtful landscaping includes curbed flowerbeds, perennials, a dedicated dog run, and low-maintenance landscape lighting. The attached oversized double garage is heated, insulated and boasts an epoxy floor, custom storage, new light fixtures and a newer garage door.

Conveniently situated close to the University of Calgary, SAIT, Market Mall, and the C-Train, this home is ideal for those seeking a peaceful retreat with easy access to downtown, top rated schools, and prime Calgary amenities. This Charleswood gem is ready for you to call home.

Built in 1965

Essential Information

MLS® #	A2178016
Price	\$1,050,000
Sold Price	\$1,085,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

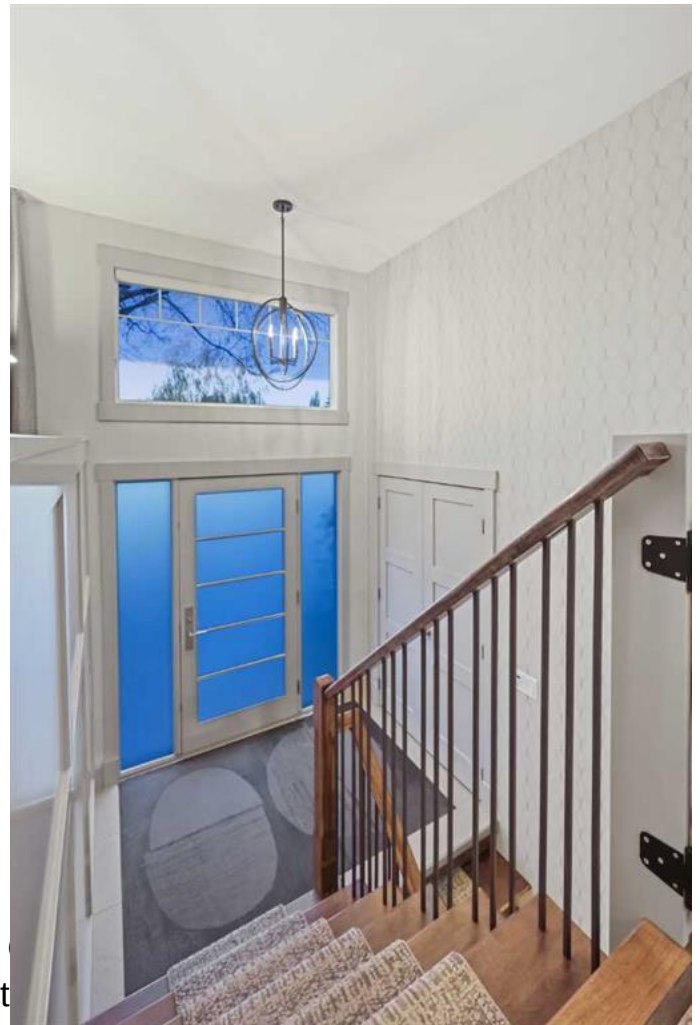
Square Footage	1,381
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2756 Cannon Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1C6

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Car Opener, Garage Faces Front



Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Built-In Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Garden, Landscaped, Many Trees
Roof	Membrane, Rubber

Construction	Metal Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 15th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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