

# \$1,050,000 - 53 Canova Road Sw, Calgary

MLS® #A2208107

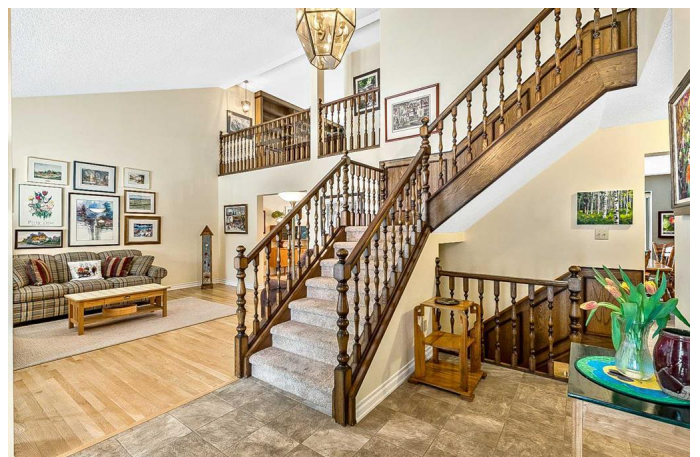
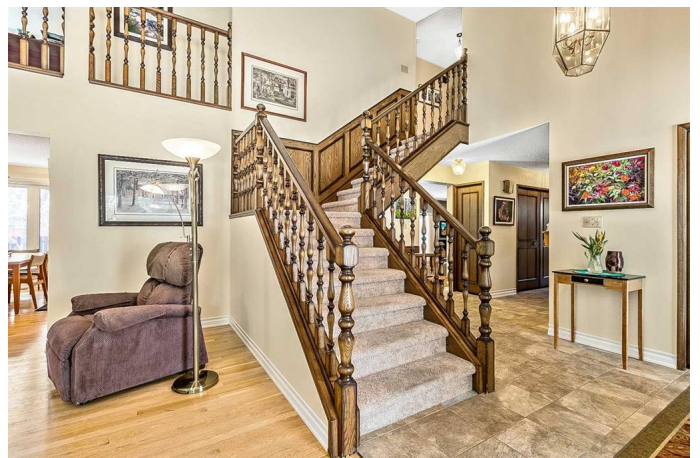
**\$1,050,000**

6 Bedroom, 4.00 Bathroom, 2,845 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this impressive 2845 square foot two-storey home nestled in the desirable Canyon Meadows neighborhood. Step inside to be greeted by stunning vaulted ceilings and beautiful hardwood floors that flow throughout the main level. The updated kitchen is a chef's dream featuring granite countertops, newer stainless-steel appliances, abundant cabinet space, and a large island perfect for entertaining. Adjacent to the kitchen is a cozy breakfast nook and formal dining room for all your gathering needs. The main floor offers versatile living with a spacious family room anchored by a gas fireplace, an expansive living room, a convenient half bathroom, and the bonus of a main floor bedroom and laundry area. Upstairs, you'll find three generous bedrooms plus a flexible bonus room. The luxurious primary bedroom suite includes a walk-in closet and an indulgent six-piece ensuite bathroom. The fully finished basement extends your living space with two additional bedrooms, a three-piece bathroom, substantial recreation room, practical storage, and a dedicated office area. Recent upgrades include premium "Lux" triple pane windows throughout for improved energy efficiency and sound insulation. This home's prime location puts you within walking distance to schools of all levels, fitness facilities, tennis courts, LRT, public transportation, and the natural beauty of Fish Creek Park. Experience the perfect blend of generous living space and enviable location in this exceptional family home!



Built in 1979

## Essential Information

MLS® #	A2208107
Price	\$1,050,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,845
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	53 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3X1

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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