

# \$825,000 - 956 Canna Crescent Sw, Calgary

MLS® #A2208064

**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,220 sqft  
Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

This beautiful bungalow in Canyon Meadows is perfect for first-time buyers, investors, or those seeking a mortgage helper. From the moment you step inside, you'll notice the thoughtful, warm renovations that have been meticulously maintained. Large windows flood the home with natural light while maintaining privacy, as the elevated position keeps you away from street-level views. Stepping into the home you'll notice the kitchen is designed for entertaining, offering abundant cupboard and countertop space. Equipped with high-quality appliances, it's truly a chef's dream. The home's layout prioritizes peace and functionality, with no bedrooms or bathrooms directly off the kitchen—keeping your entertaining spaces separate from private living areas. The primary suite offers plenty of space, featuring a walk-in closet and a dual-vanity ensuite bathroom. With 2 spacious bedrooms and 2 bathrooms upstairs, plus a 2-bedroom, 1-bathroom legalized suite, this move-in-ready home provides both comfort and versatility. The legalized suite presents a fantastic rental income opportunity or extra space for extended family. With fully separate furnaces for each unit and a tankless on-demand hot water system, everyone enjoys their own climate control and endless hot water without compromise. Outside, the large backyard and beautifully landscaped garden create a private retreat and add to the home's incredible curb appeal. Built-in irrigation makes maintaining the garden



effortless and always enjoy the air conditioning inside when the summers get to hot. Located in a highly sought-after community with parks, schools, shopping, and transit nearby, this home perfectly balances convenience and charm. Don't miss out on this rare opportunity—schedule your viewing today!

Built in 1972

### Essential Information

MLS® #	A2208064
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,220
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	956 Canna Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1N9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Double Vanity, Sump Pump(s), Tankless Hot Water
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, Gas Stove
Heating	Forced Air, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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