\$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!







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 2

Zoning R-CG

Listing Details

Listing Office RE/MAX Landan Real Estate

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