



GRASSROOTS
REALTY GROUP

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827 Canaveral Crescent SW
Calgary, Alberta

MLS # A2264816



\$825,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Tv Mounts

Welcome to this fully renovated 4 bedroom, 2 full bath bi-level in the heart of Canyon Meadows, offering just under 2200 sq ft of stylish and functional living space. Tucked away on a quiet street just steps from schools, parks, and outdoor rinks, this home is ideal for families wanting both convenience and community. Every update has been taken care of for you—new air conditioning, roof, soffits, fascia, eaves, windows, doors, high efficiency furnace, hot water tank, electrical, and LED pot lighting throughout. Outside, the acrylic stucco exterior is paired with fresh landscaping for fantastic curb appeal. Inside, the bright open concept design highlights the stunning custom kitchen with a large quartz island, stainless steel appliances, high-gloss cabinetry with soft-close doors, and custom tile finishes. The seamless flow into the living and dining spaces makes it perfect for everyday living and entertaining. With four spacious bedrooms, two full bathrooms, and nearly 2200 sq ft of beautifully finished space, this move-in ready home checks every box. All that’s left to do is move in and enjoy. Don’t miss your chance to own in one of Calgary’s most desirable communities—book your private showing today!