



**GRASSROOTS**  
REALTY GROUP

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**924 Canna Crescent SW**  
**Calgary, Alberta**

**MLS # A2271071**



**\$895,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,238 sq.ft.                                                               | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached, Garage Door Opener, Heated C   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, I |               |                   |

|                    |                                                                                                                                                                                                                                                       |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), See Remarks, Space Heater                                                                                                                                                                                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Tile, Vinyl Plank                                                                                                                                                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Cement Fiber Board                                                                                                                                                                                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                                   |                   |      |

**BIG PRICE REDUCTION!!!! BACK ON MARKET! OPPORTUNITIES LIKE THIS RARELY COME A SECOND TIME! LOOK NO FURTHER, NOTHING LIKE THIS HAS EVER BEEN DONE IN THIS AREA!!! GET THE MOST VALUE FOR THE PRICE!!!** This is not just a renovation, it's a total transformation, in the heart of Canyon Meadows SW! This is a rare opportunity to own a 5 bed, 4 bath bungalow with a LEGAL suite, and about 2400 sqft of total living space, perfect for multi-generational living or generating rental income. Live in luxury with top tier craftsmanship from top to bottom. in an unbeatable location just minutes from Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, top-rated schools, shopping, dining, and the C-Train for an easy downtown commute. This is more than a home it's a lifestyle, and it truly checks every box for today's buyer. Every inch of this beautiful home has been thoughtfully transformed with high-end finishes inside and out. and modern upgrades that offer true peace of mind: **Exterior Excellence:**  
• Brand new Hardie board siding on the home and the big double detached garage providing a luxury look and top quality •  
• New landscaping front and back, including NEW concrete front and back, also NEW grass just put in •  
• Quiet, safe street in a well-established, family-friendly neighbourhood •  
• Triple-pane windows throughout, including NEW windows in the basement •  
• Beautiful curb appeal and long-term durability •  
• NEW fence and retaining wall •  
• Pot lights outside **Interior Highlights:**  
• Huge chef's kitchen upstairs with high-end cabinetry, modern backsplash, and premium appliances •  
• 2 large master bedrooms with elegant ensuite bathrooms •  
• Engineered hardwood and tile flooring upstairs •  
• Fully tiled luxury bathrooms

• Massive living spaces both upstairs and in the separate suite • Separate laundry for upstairs and suite • NEW LEGAL suite with full kitchen, huge living area, and 2 bedrooms 2 bathrooms • NEW electrical & plumbing throughout the house, 2 high-efficiency furnaces, and high-efficiency hot water tank Prime Location: • Close to schools, parks, shopping, transit, and restaurants • Quick access to Macleod Trail, Anderson Road, and the LRT • Easy commute to Heritage Park, Mount Royal University, and major roadways This is a rare turnkey opportunity to own a luxury home with a legal suite in one of Calgary's most established and convenient southwest communities. Every inch of this home has been meticulously upgraded with no detail overlooked to offer peace of mind, beauty, and long-term value. All upgrades ensuring long-term comfort and peace of mind. Whether you're an investor or looking for your forever home, this property combines luxury, location, and income potential. Act fast—this beauty won't last long!