

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

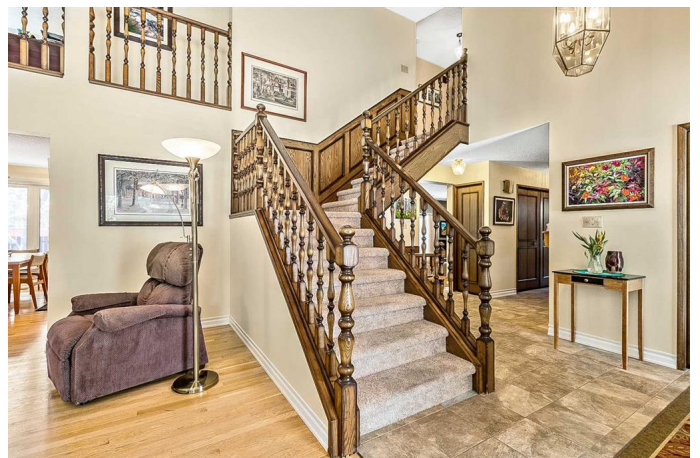
MLS® #A2208107

**\$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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