

# \$819,900 - 1031 Cannock Place Sw, Calgary

MLS® #A2231800

**\$819,900**

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

New Price! WHAT A RARE FIND! Homes like this don't come up often – tucked away on a tranquil cul-de-sac with a mini park at your doorstep, this beautifully updated family home offers incredible charm and comfort in a truly unbeatable location.

Step inside to discover a warm and inviting space filled with natural light, including a sun-drenched south-facing sunroom, 4 bedrooms, a bright living room, and a cozy family room with a wood-burning fireplace. The Brazilian cherry hardwood flooring throughout the main level adds richness and elegance, while the fresh interior paint gives the home a crisp, modern feel.

The stylish kitchen features granite countertops, maple cabinets with crown molding, Italian glazed tile flooring, and brand-new stainless steel appliances including a gas range, microwave, and dishwasher. A large window overlooks your private, tree-lined backyard – perfect for peaceful mornings or weekend BBQs.

Upstairs, you'll find new carpet and 2 full bathrooms with granite counter top and porcelain tile. The new LED lighting throughout the home enhances its bright, refreshed look. The newly replaced triple-pane, energy-efficient windows throughout the house offer superior insulation and noise reduction.



The oversized 9ft-ceiling double garage has added power capacity, ideal for a workshop or hobby space. Additional updates over the past decade include new railing, newer shingles, furnace, and hot water tank.

Located in the amenity-rich neighbourhood of Canyon Meadows, youâ€™re within walking distance to all levels of schools (Kâ€“12), and just minutes from Fish Creek Park, tennis courts, athletic fields, indoor pool, fitness centre, and two community centres. Enjoy easy access to LRT, public transit, shopping, restaurants, and Macleod Trail, with a quick commute to Downtown or Stoney Trail.

Move-in ready and extensively updated, this is the perfect opportunity to own a truly special home in one of Calgaryâ€™s most sought-after communities. Donâ€™t miss it!

Built in 1969

**Essential Information**

MLS® #	A2231800
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,001
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	1031 Cannock Place Sw
Subdivision	Canyon Meadows

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1M8

### Amenities

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

### Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, See Remarks, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	83
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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