

# \$640,000 - 1044 Cannock Place Sw, Calgary

MLS® #A2264108

**\$640,000**

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Highly desirable Tudor style bilevel home in a fantastic cul-de-sac location with island green space in Canyon Meadows. Welcome to this charming updated home featuring 4 bedrooms, 2.5 bathrooms, gorgeous West back yard, RV parking, double garage, mature landscape on an large 6899 square foot lot. This home has had all the important upgrades completed in the last 10 years. Air Conditioning (2023), Electrical panel upgraded & relocated, East gate for RV parking, North fence, sod and gravel (2022), Furnace, back door steps/landing, aggregate poured patio & walkways front & back, garage overhead door, 3 toilets and West fence (2021), 13 new windows with basement egress except one (2015-2020), Hot Water tank (2019), paint (2018) and prior owners replaced roof shingles on the house & garage, the copper wiring, the water pipes, carpet & trim (2008- 2015). The main level features a bright kitchen with teak cabinets, Corian counters, built in sub zero fridge, adjacent formal dining room, main level laundry, two bedrooms and two full bathrooms. Two of the bedrooms are currently one large bedroom but can be converted back to two bedrooms easily - making it a three bedrooms on the main level. The basement offers a retro style retreat with sit down bar, recreation room with electric fireplace, many built ins for storage, two more bedrooms, a den with a small window, a storage room which was previously the laundry room and a separate utility/furnace room with newer upgraded



electrical panel that can accommodate an EV charger in the garage. A gorgeous back yard oasis with mature trees, shrubs and large aggregate patio area that awaits your outdoor enjoyment. A solid meticulously maintained home in a quiet cul-de-sac location with greenspace view, walking distance to elementary schools, junior & high school close by, a strip mall, bus stop, LRT station and major routes for easy commute around the City. This idyllic home awaits a new family offering peace, relaxation, functional spaces, recreation with a connection to nature in Fish Creek park in Canyon Meadows - one of the most desirable neighbourhoods in Calgary. Don't miss this fantastic opportunity!

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264108    |
| Price          | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,293       |
| Acres          | 0.16        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1044 Cannock Place Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T2W 1M7

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features No Smoking Home  
Appliances Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Washer, Window Coverings, Built-In Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Basement  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 17th, 2025  
Days on Market 1  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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