

# \$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 | 74              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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