

# \$629,800 - 980 Canaveral Crescent Sw, Calgary

MLS® #A2226698

**\$629,800**

4 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.14 Acres

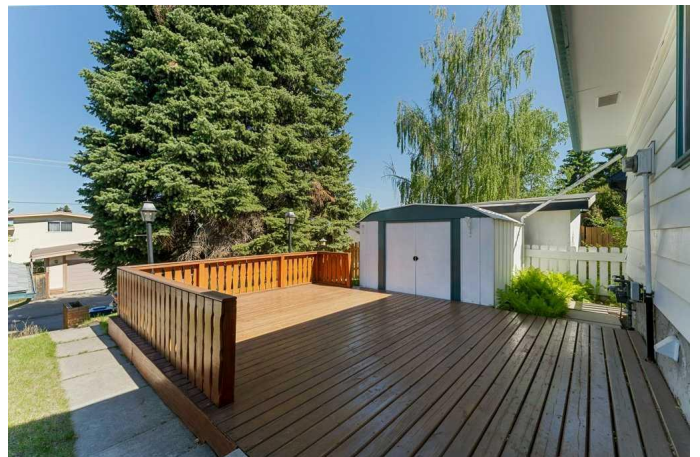
Canyon Meadows, Calgary, Alberta

ESTATE SALE! Don't miss you're opportunity to own this 4 BEDROOM WITH OVER 2000 sq. ft. developed with walk out & up on 3rd level. Quality built home is very well maintained & solid. Dated but great bones with same owner for past 45+ years with good 3/4' hardwood under carpet in living & DR. Livable as is or ready for your personal touches or reno to increase its value over \$850k. Desirable quiet location is a short walk to schools or community hall , playground, shopping or Fish Creek. Double detached garage is ideal for workshop with a bench and RV parking off street. Relax with a coffee or BQ on rear deck in private fenced yard. A must to see this great family home with room to grow and big potential for building equity with a little work and clean up. Call to book your showing today. Piano & pool table and furniture available for sale.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226698  |
| Price          | \$629,800 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,217     |
| Acres          | 0.14      |



|            |               |
|------------|---------------|
| Year Built | 1969          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 980 Canaveral Crescent Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W1N5                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 3                                                                 |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                             |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Great Room, Mantle, Wood Burning, Gas Starter, Raised Hearth                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Paved |
| Roof              | Asphalt Shingle                                          |
| Construction      | Aluminum Siding, Concrete, Wood Frame                    |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 64             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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