

\$788,000 - 248 Canniff Place Sw, Calgary

MLS® #A2226817

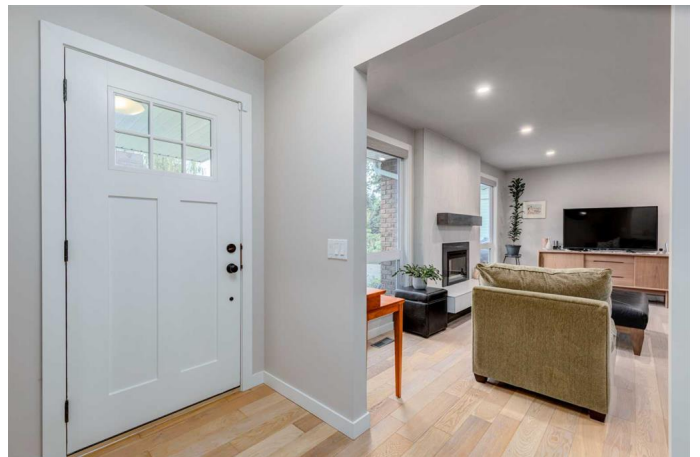
\$788,000

5 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Extensively renovated bungalow offering 2302SqFt of total developed living space on a quiet street, in the sought-after community of Canyon Meadows! Step into this beautifully updated bungalow offering an ideal blend of designer style, space, and location. Featuring three spacious bedrooms upstairs and two additional bedrooms downstairs, this home is perfect for families, guests, and/or home office needs. With three full bathrooms, including a private 3pc primary ensuite, comfort, convenience and elegant understated style are everywhere. The heart of the home is a gorgeous kitchen equipped with a huge central island, stainless steel appliances, undermount lighting, and bright, sun-filled windows. Its eat-in dining area opens seamlessly into the inviting living space, where a focal fireplace with full tile surround brings warmth and elegance—ideal for entertaining or cozy nights in. High end details include flat-panel ceilings and recessed LED lighting throughout. Outside, enjoy the peace and privacy of a large fully fenced yard, complete with a charming deck and flower garden—a perfect setting for summer barbecues or morning coffee. A huge 20x18 single detached garage with generous driveway provides secure parking, storage or hobby space. Downstairs you'll find a fully developed basement, offering two additional bedrooms, a full 3pc bathroom, laundry/utility room and plenty of room for recreation or guest accommodation. All done to the same high standards as the main level.



This beautiful home is offered in pristine, turn-key condition. Located in one of the city's most desirable communities, you're just steps away from transit, shops, schools, commuter routes and a vibrant neighborhood atmosphere. Welcome Home!

Built in 1975

Essential Information

MLS® #	A2226817
Price	\$788,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	248 Canniff Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2L8

Amenities

Parking Spaces	3
Parking	Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada
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