

\$1,559,999 - 235 Canova Place Sw, Calgary

MLS® #A2253523

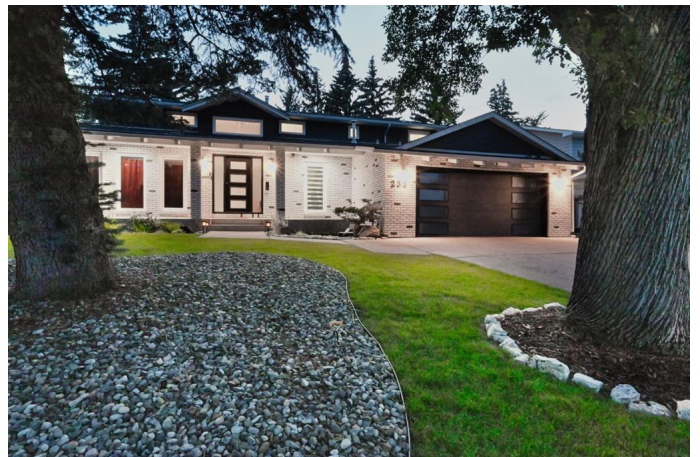
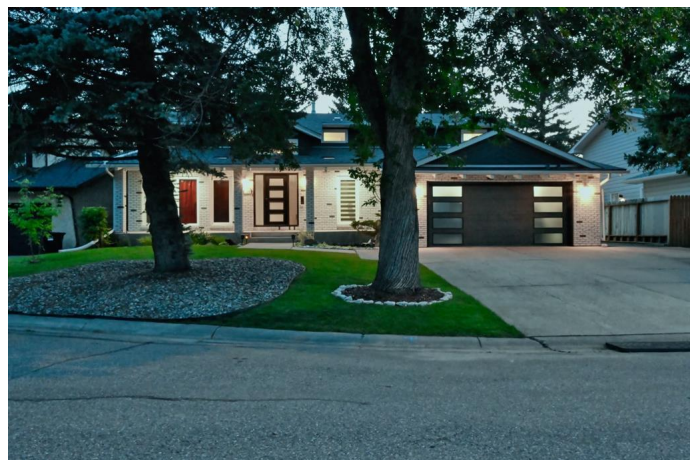
\$1,559,999

5 Bedroom, 4.00 Bathroom, 3,021 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Welcome to your dream home in the prestigious Canyon Meadows Estates. Situated on a quiet cul-de-sac, this beautifully upgraded and fully finished family residence offers over 3,000 sq. ft. above grade plus a professionally developed basement, providing luxury, space, and functionality in one of Calgary's most desirable communities. The main floor features a bright, open layout with both a formal living room and a cozy family room, along with a chef inspired kitchen complete with double islands, quartz countertops, double dishwashers, a gas stove, a massive built in fridge, and a wall oven with built in microwave. A full bathroom, dedicated home office, and access to a private, professionally landscaped backyard with a low-maintenance composite deck, fire pit seating area, and two BBQ gas lines complete the main level. The heated double garage with an epoxy-finished floor and an extra wide driveway accommodating six or more vehicles add exceptional convenience. Upstairs offers three oversized bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite with its own balcony, plus two additional bedrooms each with their own walk-in closets sharing a large full bathroom. The fully renovated basement, completed in December 2023, adds significant value with a custom wet bar, large recreation area, home gym, additional bedroom, and full bathroom. Additional upgrades include all new energy-efficient windows (2022). Located just



minutes from top-rated schools, Fish Creek Park, Canyon Meadows Golf & Country Club, shopping, and transit, this move in ready home truly checks every box.

Built in 1973

Essential Information

MLS® #	A2253523
Price	\$1,559,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,021
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	235 Canova Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2E9

Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Freezer, Gas Oven,

	Tankless Water Heater
Heating	Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Private, Treed, Gazebo
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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