



**984 Canaveral Crescent SW  
Calgary, Alberta**

**MLS # A2284967**



**\$789,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

EXTENSIVELY RENOVATED (2021), 5 Bedroom (3+2) CANYON MEADOWS Bungalow with just over 2500ft2 of developed space &ndash;ROOF WAS TAKEN OFF and new scissor trussing put in to completely OPEN UP THE MAIN FLOOR! Every buyer will love the BRIGHT, WHITE, ISLAND KITCHEN with granite countertops, hexagonal tile backsplash, large FARMHOUSE sink, GAS STOVE and beverage station with extra cabinetry. Classic &ndash;PROVINCIAL STAINED HARDWOOD FLOORS throughout the Living Room, Family Room, Kitchen, Hallway and all 3 bedrooms upstairs. Built-in gas fireplace has wooden shelving, mantle and sitting bench. Flat ceilings on entire main floor, eye catching wall paneling. Refreshed 4pc bathroom. Large, open recreation/playroom downstairs with optional 5th bedroom/den (french doors). Separate laundry room with SxS washer + dryer. Double detached heated garage, newer fence, newer window wells. New furnace October 2025. Quite location - Walking distance to schools and Fish Creek Park. Treat Mum to brunch and then show her this Open House, May 10th, 2-4PM.