



1016 Cannock Place SW
Calgary, Alberta

MLS # A2314924



\$715,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: N/A

OPEN HOUSE! SAT June 6 from 12:30 pm to 2:30 pm! 3D Tour available! Welcome to 1016 Cannock Place SW, a beautifully updated bi-level tucked away on a quiet street in the established community of Canyon Meadows. This bright and inviting home offers a functional layout with 3 bedrooms on the main floor, a spacious living room with large front windows, and a renovated kitchen featuring rich cabinetry, granite countertops, stainless steel appliances, a stylish tile backsplash, and a large central island ideal for everyday living and entertaining. The main level also includes a full 4-piece bathroom and a convenient 2-piece ensuite off the primary bedroom. The developed lower level provides excellent additional living space with a large recreation room, fireplace feature wall, an additional bedroom, a 3-piece bathroom, laundry area, utility/storage space, and plenty of flexibility for guests, a home office, gym, or media room. Outside, enjoy a private fenced backyard with a large concrete patio, green space, and a detached garage, offering great outdoor function and extra storage. With its tasteful updates, practical floor plan, and desirable southwest location close to schools, parks, transit, shopping, and major routes, this home is a fantastic opportunity for families, downsizers, or buyers looking for a move-in-ready home in one of Calgary's mature communities.