



**240 Canniff Place SW
Calgary, Alberta**

MLS # A2318937



\$669,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Recessed Lighting, Storage		

Inclusions: BOSE SURROUND SOUND TV SPEAKERS IN LIVING ROOM, REFRIGERATOR IN BASEMENT

LOCATION, LOCATION, LOCATION! Welcome to 240 Canniff Place, a remarkable opportunity for families, or anyone seeking a spacious bungalow in the highly desirable community of Canyon Meadows. Tucked away on a quiet cul-de-sac, this well-maintained and upgraded home offers both safety and serenity, while being just a two-minute walk from the Canyon Meadows C-Train station. Inside, pride of ownership is evident throughout. Recent upgrades include upstairs luxury vinyl plank flooring (2023), LUX exterior doors (2024), fresh professional paint, AIR CONDITIONING (2022), new water heater (2026), plush basement carpet (2024) and triple-pane windows ideal for enhanced comfort and efficiency with new blinds. Two spacious sunken living rooms provide a warm, inviting space for everyday living and entertaining, while the modernized kitchen features a large multi-functional center island for bar stool seating. The large basement offers a third living area with a small corner bar, ideal for entertaining, along with an additional 400 SQ FT OF STORAGE SPACE. A fourth bedroom is also located in the basement, though it is non-conforming due to the absence of a door. Outside, enjoy a large, low maintenance, secluded backyard, perfect for relaxing or hosting. The location is exceptionally convenient, with nearby parks including Fish Creek Provincial Park and Babbling Brook, schools and playgrounds, and shopping at Southcentre Mall, Avenida Place and Canyon Meadows Shopping Centre, all offering excellent dining options. Respected nearby schools include St. Catherine Elementary School, Canyon Meadows School (K-5) and Dr. E.P. Scarlett High School, with both Canyon Meadows School and Dr. E.P. Scarlett offering the highly regarded Spanish Bilingual Program. Outdoor enthusiasts will appreciate quick access to Fish Creek Provincial Park's

walking and biking paths, just a few minutes away.