



**931 124 Avenue SW
Calgary, Alberta**

MLS # A2319782



\$649,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,120 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Many Trees, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, See Remarks, Storage		

Inclusions: N/A

Welcome to this beautiful 4-level split in one of best areas of Canyon Meadows, offering 1,800 sqft of developed space. Nestled just steps from Babbling Brook Park and surrounded by scenic walking paths, this home provides easy access to Fish Creek Park while keeping everyday amenities close at hand. Keep energy costs affordable with new solar panel installed in 2025 included in the sale! The main floor features a bright and inviting living room highlighted by rich hardwood flooring and a classic wood-burning fireplace with brick surround, mantle, and hearth. The adjoining dining area creates an ideal space for entertaining, while the renovated eat-in kitchen showcases white cabinetry, an electric cooktop, wall oven, microwave hood fan, and bay windows overlooking the sunny south-facing treed backyard. Upstairs, hardwood flooring continues throughout, leading to three spacious bedrooms. The primary retreat enjoys peaceful backyard views, large closet, and convenient access to the expansive 5-piece main bathroom through a private pocket door. The bathroom is designed with the family in mind with double sinks, extensive counter space, abundant cabinetry, and a heat lamp for added comfort. (can easily be turned into 3 piece ensuite and 4 piece main bath see revised floorplan) The third level offers a large recreation room complete with a convenient wet bar, along with a beautifully updated 3-piece bathroom featuring a stand-up shower and tile extending to the ceiling, 4th bedroom and linen closet. The fourth level provides even more versatile living space, perfect for a family room, games room, home office, gym, or hobby area with newly installed carpet and trim. You'll also appreciate the large workshop/storage room and separate laundry area and massive 550 sqft storage crawl space! Additional upgrades and features include

updated windows, solar panels. Outside, the south-facing backyard is designed for both relaxation and enjoyment, featuring a stone patio, mature landscaping, grassy play area, and a detached double garage. Mature trees enhance the attractive front yard and provide excellent curb appeal and with an additional front driveway you can easily store a boat, RV or work vehicle The location is truly outstanding. Close to the Canyon Meadows LRT Station, multiple grocery stores, Southcentre Mall, the library, fitness facilities, and numerous local amenities. Families will appreciate being within walking distance of several schools, including both public and separate system options. Quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail makes commuting throughout the city simple and convenient. This is a rare opportunity to own a spacious, thoughtfully updated home in one of Calgary's most established and desirable family communities.