



316 Canniff Place SW
Calgary, Alberta

MLS # A2320656



\$699,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Soaking Tub, Steam Room, Wet Bar		

Inclusions: Espresso Machine, Shed, Studio

Tucked into a quiet cul-de-sac in Canyon Meadows, this home is the total package. You're minutes from schools, parks, pathways, and all the amenities you need, but the street stays calm and private. Walk in and you feel it immediately, this home just has a presence. The entrance welcomes you setting the tone for everything that follows. The kitchen is the heart of it all, with stone countertops, stainless steel appliances, a gas range, and an espresso machine that stays. It flows seamlessly into the dining area, making it equally at home for a dinner party or a relaxed Tuesday night with the family. The main floor living room is the kind of space you actually want to spend time in, beautiful hardwood floors, tons of natural light, and a wood burning fireplace that earns its keep on a cold Calgary evening. Three bedrooms and a full bathroom round out the main level, including a primary suite with a walk-in closet and private half ensuite bath. Downstairs is where it gets really fun. The fully developed lower level has a great vibe, with a second fireplace, a wet bar, and a family room that was genuinely made for entertaining. Two more bedrooms offer flexibility for guests, teenagers, or home office setups. And the basement bathroom? In-floor heating and a full steam shower. Spa level. On a cold morning, you will thank yourself for buying this home. The backyard is a sunny retreat designed to be enjoyed. A two-tiered composite deck with a pergola, a firepit area, a greenhouse, a cedar shed, and fresh new landscaping throughout, This outdoor space is relaxing, functional, and seriously impressive. The backyard guest house takes it over the top. Use it as a home office, gym, studio, or guest suite. Whatever your life needs, it delivers. Throughout the years the practical stuff has been taken care of. Roof, updated electrical panel, furnace, brand new hot water tank (2026), central vac.

This home checks every box, location, space, upgrades, and that backyard studio.