



GRASSROOTS
REALTY GROUP

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832 Canna Crescent SW
Calgary, Alberta

MLS # A2334420



\$660,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Offered for the very first time, this cherished brick bungalow has been lovingly maintained by its original owners for decades and presents a rare opportunity to create your dream home in the heart of highly sought-after Canyon Meadows. Situated on a beautiful lot in one of Calgary's most established southwest communities, this solid, well-built home offers exceptional renovation potential in an unbeatable location. Enjoy the convenience of being within walking distance to all levels of schools, parks, playgrounds, shopping, public transit, and a wide array of everyday amenities. The welcoming main floor features a spacious living room centred around a classic wood-burning fireplace, with large picture windows that flood the space with natural light. A formal dining area flows seamlessly into the generous kitchen, where a bright breakfast nook provides the perfect spot to start your day. Three well-appointed bedrooms, including an oversized primary retreat, offer comfortable living with plenty of room to grow. The fully finished lower level adds outstanding versatility with a large family room highlighted by a second wood-burning fireplace, oversized vinyl windows (1997) that create a bright, inviting atmosphere, an additional bedroom, a full bathroom, and abundant space for guests, a home office, hobbies, or future customization. Major mechanical and exterior updates include the furnace (2003), hot water tank (2019), and roof replacement (2020). Step outside into the beautifully landscaped east-facing backyard, a true haven for gardeners, featuring an expansive garden area with endless possibilities. A double detached garage completes this functional and well-designed property. Whether you're looking to renovate, invest, or create a forever family home, this is a truly rare opportunity to own a lovingly cared-for property in one of Calgary's most desirable established

neighbourhoods. Homes like this don't come along often.