



GRASSROOTS
REALTY GROUP

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727 120 Avenue SW
Calgary, Alberta

MLS # A2335651



\$689,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,103 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting		

Inclusions: none

Welcome to this incredible fully renovated family home in popular Canyon Meadows. This fully developed 4 lvl split offers almost 2000 sq ft of living space and a private, fenced south back yard. Walk in to the wide open main floor with large living room area with newer laminate floor running through the entire level. Lots of room for furniture and options. Open to the family size dining area with garden door to back yard. The stunning updated and upgraded white kitchen has an abundance of cabinets and an extra large island, glass door accents, stainless steel appliances, window over the sink looks over the back yard. The island has breakfast bar area and the kitchen has amazing quartz counter top space perfect for informal meals and food prep. A few steps up to the bedroom level with 3 bedrooms all with newer windows, 4 pce main bath and a 2 pce ensuite bath, both bathrooms are nicely updated. Master has 3 closets for lots of storage, all three bedrooms have laminate flooring. The third or lower level is bright and sunny and has a large family room, bedroom with large window and an updated 3 pce bath and laundry room. The 4th or basement level provides lots of space for the kids to play with abundant recessed pot lights and a corner wood burning fireplace with gas log lighter. Outside you will enjoy the family back yard with many mature trees and newer stamped concrete pad patio as well as plenty of south sun!! Other extras include new water heater 2019, new furnace 2025, new dishwasher 2025, flooring 2025, tile in bathrooms 2025, upgraded electrical panel and hot tub hook up in 2020, new washer and dryer 2023 as well as much updating of the landscaping. This home is easy walking distance to the LRT, schools, shopping, parks and much more.

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