



GRASSROOTS
REALTY GROUP

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820 Canford Crescent SW
Calgary, Alberta

MLS # A2340791



\$749,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,518 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		
Inclusions:	None		

Welcome to this barely on market two-story home situated on a massive, nearly 7,000 sq ft lot backing directly onto a serene green space in the highly desirable, family-friendly community of Canyon Meadows. This spacious, well-maintained home offers over 1,518 sq ft of living space on the main and upper levels, showcasing true pride of ownership with newer windows, high-efficiency furnace (replaced in 2025), and an inviting, open-concept main floor that features a spacious living room, dining room, kitchen, a half bathroom, and laundry area. The upper-level hosts four bedrooms and a 4-piece main bathroom, while the fully developed lower level adds functionality with a versatile rec room, storage, a 3-piece bathroom, and utility room. Outside, you will find an oversized double attached garage, a beautifully landscaped, fully fenced yard, and a huge deck perfect for summer entertaining. Ideally located within walking distance to the LRT, shopping, and excellent local amenities, this property sits right next to Canyon Meadows Elementary school, Community Association Centre, and Fish Creek Provincial Park with easy access to Stoney Trail. Canyon Meadows itself is a vibrant community home to four schools of all levels, skating rinks, a community pool, and an aquatic centre, offering endless possibilities for your family—so book your private showing today!