



GRASSROOTS
REALTY GROUP

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340 Canniff Place SW
Calgary, Alberta

MLS # A2349108



\$649,950

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE SUNDAY OCTOBER 11 12-2PM Exceptional mid-century bungalow on a quiet cul-de-sac in desirable Canyon Meadows, backing onto green space and a children's park. Offered to the market for the first time, this original owner home has been lovingly cared for since it was built. One of the larger original bungalows in the area, this 1975 home sits on a larger than average lot and features a fabulous floorplan, generous room sizes and an abundance of natural light. Bright and welcoming, the living room flows into the kitchen and family room, where a classic brick wood-burning fireplace adds warmth and character. The home offers three bedrooms and 1.5 bathrooms, including an ensuite half bath in the primary bedroom. Its well-preserved original condition offers an exciting opportunity to renovate and personalize while building on a floorplan that already works beautifully. The private backyard has gated access to the neighbouring green space and park, while the undeveloped basement offers future development potential. Updates include a furnace in 2025, hot water tank in 2020 and roof in 2015. Close to Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, Canyon Meadows Elementary, St. Catherine School, Robert Warren School and Dr. E.P. Scarlett High School, along with shopping, recreation and major roadways.