



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

824 Canna Crescent SW
Calgary, Alberta

MLS # A2352856

\$799,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: Fridge in basement

OPEN HOUSE | SUNDAY | OCT. 18 | 2:00-4:00 PM | This renovated Canyon Meadows bungalow is built for everyday life. The layout is practical, the spaces are flexible, and schools, parks, shopping and transit are all nearby. Thoughtful updates and a warm, refined palette give the home timeless character with a modern, comfortable feel. The main floor is bright and open, with the kitchen, dining area and living room connected in one space, which works well for both daily routines and entertaining. At the heart of the kitchen is a large quartz island intentionally free of sinks or cooktops, leaving the full surface available for meal prep, homework or gathering. Natural wood grain cabinetry adds warmth against the off-white upper cabinets, and a farmhouse sink sits under a window overlooking the backyard. The living room features a sleek electric fireplace, custom shelving with integrated lighting, and large windows that bring in natural light. The main level has three bedrooms, including a private primary bedroom with a walk-in closet and 2-piece ensuite, plus a stylish 4-piece bathroom. The fully developed basement adds a large family room, a games and entertainment area, an impressive modern wet bar, a generous fourth bedroom and a contemporary 3-piece bathroom. That makes it a good fit for teenagers, guests or multigenerational living. Outside, the large, private backyard has mature trees, a concrete patio and a cozy Rundle rock firepit, a good setting for relaxing evenings or time with friends and family. Additional upgrades and features include central air conditioning, a new hot water tank, a reverse osmosis water filtration system, vinyl windows and more. Outside, the large, private backyard has mature trees, a concrete patio and a cozy Rundle rock firepit, a good setting for relaxing evenings or time with friends and family. Additional upgrades and features

include central air conditioning, a new hot water tank, a reverse osmosis water filtration system, a pot filler by the stove and more. The location is well served. Canyon Meadows Elementary, St. Catherine School, Robert Warren School and Dr. E.P. Scarlett High School are all nearby, as are Fish Creek Provincial Park, Babbling Brook Park and Canyon Meadows Golf & Country Club. The Canyon Meadows Aquatic & Fitness Centre and Trico Centre for Family Wellness are close for recreation, along with Southcentre Mall, Willow Park Village and Avenida Food Hall for shopping and dining. Macleod Trail, Anderson Road and Stoney Trail are easy to reach, and the short walk to Canyon Meadows LRT Station provides convenient access downtown.