

\$1,197,500 - 30 Canova Road Sw, Calgary

MLS® #A2260632

\$1,197,500

4 Bedroom, 5.00 Bathroom, 2,335 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

****OPEN HOUSE 25 OCTOBER 2-4 pm**

****Unique** home is located on a **QUIET TREE LINED** street. With over 3,150 SQ FT of completely **RENOVATED** living space.

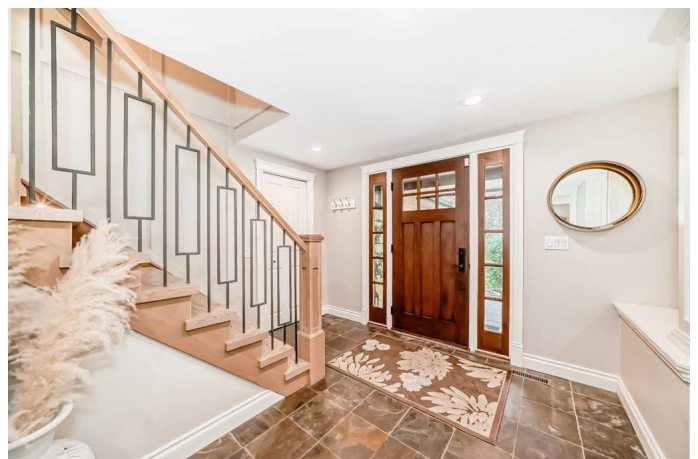
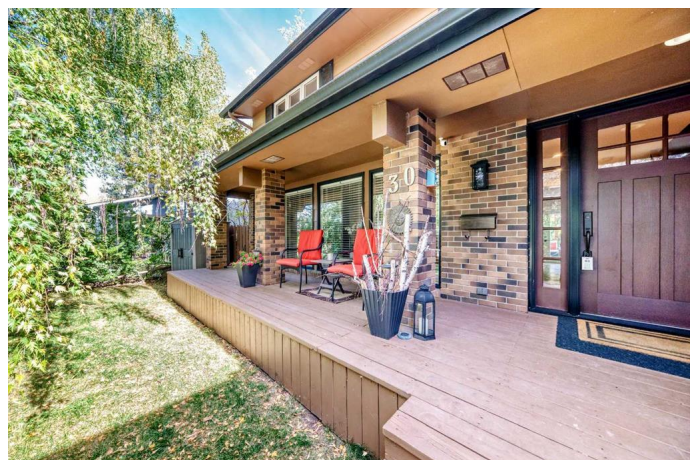
Traditional floorplan features beautiful entrance to the main floor area, to the left living room with **CORNER FIREPLACE**, a formal dining room, a kitchen space that seamlessly combines style and function with **GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES**, gas stove and has one of two **PATIO DOORS** leading out to the **PRIVATE**, peaceful backyard with **2-TIERED** newer deck patio, gardens, and fire pit! Tons of room for those Backyard **PARTIES**, next is a family room with another gas fireplace. Upper floor 4 Bedrooms and 3 full bathrooms- 2 masters with their own ensuites! Main **MASTER BEDROOM** has it's own **PRIVATE** balcony and build in walk in closet & **ENSUITE**. Lower level it's a place to entertain -**BAR** rivals any **LOUNGE**, with Granite counters, **TAP KEGORATOR**, **BAR FRIDGE**, surround sound, its set up for **PROJECTION** Theatre, Office nook and a 1/2 bath. Plenty of storage in electrical room where you find 2 **HIGH EFFICIENCY** furnaces, tankless water heater.

Built in 1975

Essential Information

MLS® #

A2260632



Price	\$1,197,500
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,335
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, Pantry, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Washer, Wine Refrigerator, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Flood Plain, Fruit Trees/Shrub(s), Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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