

# \$819,900 - 111 Canata Close Sw, Calgary

MLS® #A2246611

## \$819,900

5 Bedroom, 3.00 Bathroom, 2,309 sqft

Residential on 0.18 Acres

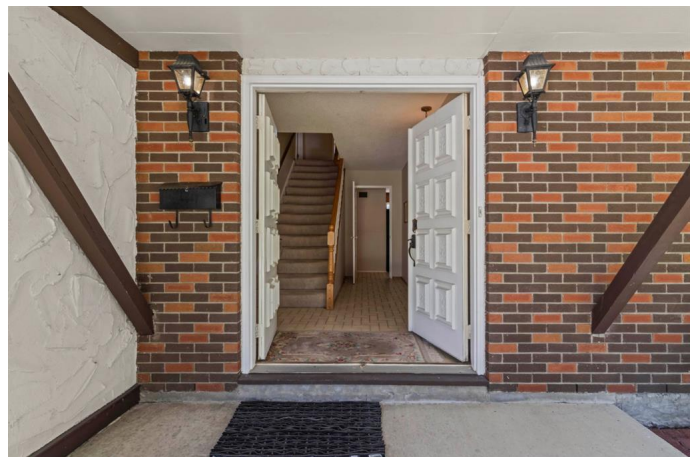
Canyon Meadows, Calgary, Alberta

Canata Close! One of the quietest and stunning blocks to live on in Canyon Meadows. This 2300 Sq/Ft two storey is ripe for a reno! Could easily be opened up on the main floor for open concept still leaving a big family room with fireplace to spend time together in. Upstairs is a FIVE bedroom level all of decent size including the Master with walk-in closet and 4pc ensuite. Downstairs has a wood burning fireplace and lots of room to entertain. the Backyard is full of towering healthy blue and white spruce and does have a paved back lane. The Home is a block off Elbow to head downtown and minutes from new Stoney west to head out of town. Endless possibilities to create a beautiful home to raise a family in! Enjoy.

Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246611    |
| Price          | \$819,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,309       |
| Acres          | 0.18        |
| Year Built     | 1969        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 Canata Close Sw |
| Subdivision | Canyon Meadows      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 1P8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Natural Woodwork                                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 2                                                                                           |
| Fireplaces        | Raised Hearth, Stone, Wood Burning, Family Room, Masonry, Recreation Room                   |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                                  |
| Lot Description   | Back Lane, Few Trees, Front Yard, Lawn, Rectangular Lot, Gentle Sloping |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Stucco, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 62   |
| Zoning         | R-CG |

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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