

1340 116 Avenue SW  
Calgary, Alberta

MLS # A2226269



\$975,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cedar, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to Canyon Meadows Estates—where mature trees, wide streets, and a strong sense of community define the neighbourhood. This traditional two-storey home is ideally situated, backing onto a tranquil park with lush green space and established landscaping that offers year-round beauty and privacy for you and your family. As you drive into the generous driveway, you're welcomed by a spacious and inviting entryway. Inside, the layout immediately feels established and purposefully designed. To the left, you'll find an elegant and private living room featuring a large picture window that frames the front yard—offering a clear, unobstructed view of mature trees and open space with no neighbouring homes in sight. To the right of the entrance, a formal dining room awaits—versatile and refined, perfect for hosting gatherings or enjoying quiet meals in a private setting. Upstairs, there are 4 good-sized bedrooms. The primary suite offers comfort without excess, while the additional rooms give flexibility for family or guests. The lower level is fully finished with a 5-bedroom, spacious recreation area, office or games space, and a full bath—ideal for growing families or multi-use needs. Now, let's talk about the backyard. There is a huge multi-level deck that captures both sun and shade—just waiting for your outdoor furniture and the rhythm of daily life. It's a space that feels calm and private. Whether you're entertaining or unwinding, this yard gives you options. The double attached garage is insulated and offers an 11-foot ceiling—room for storage, bikes, or a workbench. It also features a new garage door and Lux window, both installed in 2022. Other key upgrades include new soffits, fascia, and eavestroughs (2023); Lennox furnace (2006); and a hot water tank from 2018 with warranty.

to 2028. Appliances included: French door fridge, Bosch dishwasher, Samsung electric double oven, LG top-load washer/dryer and a direct line for your gas BBQ . This Location-wise, it's hard to beat. - You're within walking distance to schools, tennis courts, Canyon Meadows Aquatic & Fitness Centre, and Fish Creek Park. Transit options are close by with direct bus routes into downtown. Easy access to Anderson Road connects you swiftly to the Ring Road&mdash;opening the door to quick weekend getaways to the mountains or a stress-free commute across the city. This is a home that offers quality, location, and lifestyle&mdash;all in one of Calgary's most established areas. Come see what makes this home stand out in Canyon Meadows Estates