

836 Canford Crescent SW
Calgary, Alberta

MLS # A2215485



\$800,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,184 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Garden, Gentle Sloping, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Quartz Counters, Separate Entrance		
Inclusions:	n/a		

Tucked away on a quiet street in the heart of Canyon Meadows, this beautifully updated 4-level split is the ideal home for growing families seeking space, privacy, and convenience. With 4 bedrooms, 2.5 bathrooms, and thoughtful upgrades throughout, this move-in-ready home sits on an expansive pie-shaped lot with a sunny south-facing backyard—perfect for relaxing or entertaining. The interior features a bright and functional layout with excellent separation of space, ideal for busy households. The main living areas are open and inviting, while the kitchen offers loads of natural light and a clear view of the backyard—great for keeping an eye on the kids. Upstairs, you’ll find three generously sized bedrooms, including a primary with double closets. The lower level offers a cozy family room anchored by a gas fireplace with a stunning stone surround, a fourth bedroom or home office, a 2-piece bathroom, and direct backyard access. Downstairs, the basement is a wide-open rec room—ready for your personal touch. Whether you need a fifth bedroom, a home gym, or a play area, there’s plenty of room to grow. You’ll also find a fully renovated laundry room and a stylish 3-piece bathroom featuring a custom-tiled shower. Outside, the massive backyard is surrounded by mature trees and offers exceptional privacy with no neighbours behind—just a school field and the community center. It’s the perfect outdoor space for kids, pets, and summer gatherings. Additional highlights include an oversized detached double garage, tons of storage, and an unbeatable location within walking distance to parks, schools, and amenities. Canyon Meadows is a well-established, family-friendly community known for its tree-lined streets, top-rated schools, and easy access to Fish Creek Park, the LRT, and major roadways. This is the perfect

blend of space, style, and setting—don't miss your chance to call it home.