

# \$1,080,000 - 976 Canaveral Crescent Sw, Calgary

MLS® #A2241648

**\$1,080,000**

6 Bedroom, 4.00 Bathroom, 2,240 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

**\*\* Open House Saturday July 26 2-430pm\*\***

You didn't come here looking for average.

Tucked into Canyon Meadows, this 6 bedroom, 3.5 bathroom standout delivers over 3,000 sq.ft. of finished space, a backyard that hits hard, and the kind of layout that adapts to real life - big families, guests, hobbies, chaos, calm... it's built for all of it.

The kitchen means business. Gas range. Premium appliances. Massive island. Fully renovated and designed for actual living—morning coffee, midnight snacks, and everything in between. Engineered hardwood flooring keeps things grounded, while a classic wood-burning fireplace brings just the right amount of cozy.

Upstairs, you'll find four bedrooms, including a primary suite that gives quiet luxury energy. Blackout blinds in all the right places. Downstairs, the finished basement adds two more bedrooms, a full bath, and flex space that can be whatever you need. A guest suite, teenage hideout or movie den, you name it.

But let's talk backyard.

East-facing, sun-drenched mornings, and city views that show up even better in person. The down sloping yard with tiered landscaping makes everything feel wide open and private. A composite deck is perfect for BBQs, wine nights, and quiet mornings when the world



hasn't caught up to you yet.

And then there's the garage.  
Oversized. Heated. 10-foot ceilings.  
Wall-to-wall storage. It's more than a place  
to park, it's your gear vault, workspace, or  
escape pod. Whatever you need it to be.

- Additional upgrades include:
- air conditioning
  - soft water system
  - new fencing
  - natural gas BBQ hookup
  - light-filtering blinds on the main floor

And yes, it's all tucked into one of  
Calgary's most connected communities,  
just minutes from Stoney Trail, Deerfoot, 14th  
Street, and Macleod. Fast commutes. Easy  
access. No drama.

This isn't just another house. This is the  
one people wish they waited for.  
You just got here first.

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241648    |
| Price          | \$1,080,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,240       |
| Acres          | 0.17        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 976 Canaveral Crescent Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 1N5                   |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 5                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | French Door, Open Floorplan, Pantry, Quartz Counters                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Gas Oven |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Wood Burning                                                                               |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard                                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, City Lot, Gentle Sloping, Wedge Shaped Lot |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stone, Stucco, Wood Frame, Metal Siding                                                        |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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