

# \$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.

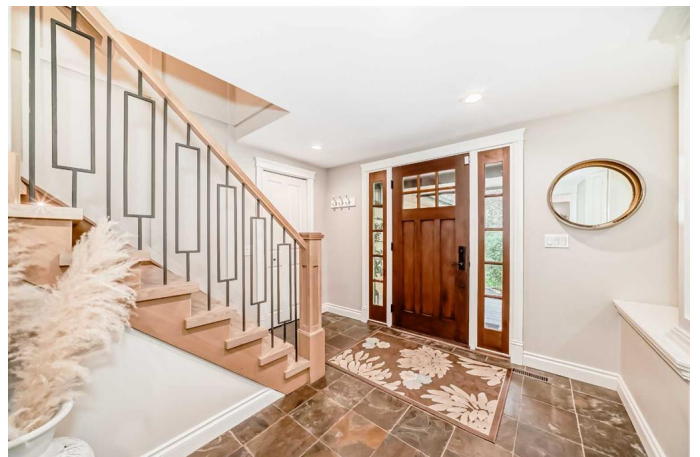
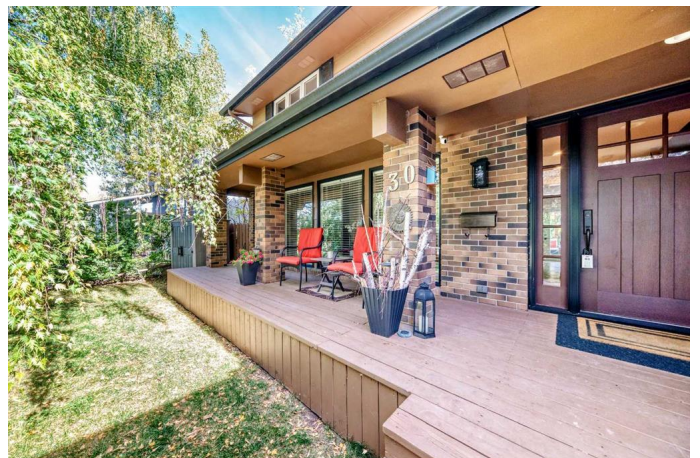
Traditional floorplan features beautiful entrance to the main floor area, to the left living room with **CORNER FIREPLACE**, a formal dining room, a kitchen space that seamlessly combines style and function with **GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES**, gas stove and has one of two **PATIO 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 | 18                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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