

# \$800,000 - 836 Canford Crescent Sw, Calgary

MLS® #A2215485

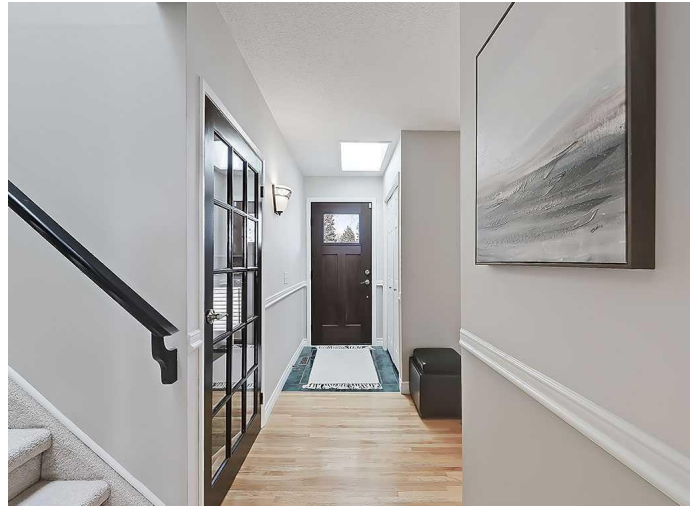
**\$800,000**

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

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 settingâ€”donâ€™t miss your chance to call it home.

Built in 1968

**Essential Information**

MLS® #	A2215485
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.20
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	836 Canford Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1L2

**Amenities**

Parking Spaces	3
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Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden, Gentle Sloping, Landscaped, No Neighbours Behind, Pie Shaped Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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