

# \$1,510,000 - 235 Canova Place Sw, Calgary

MLS® #A2253523

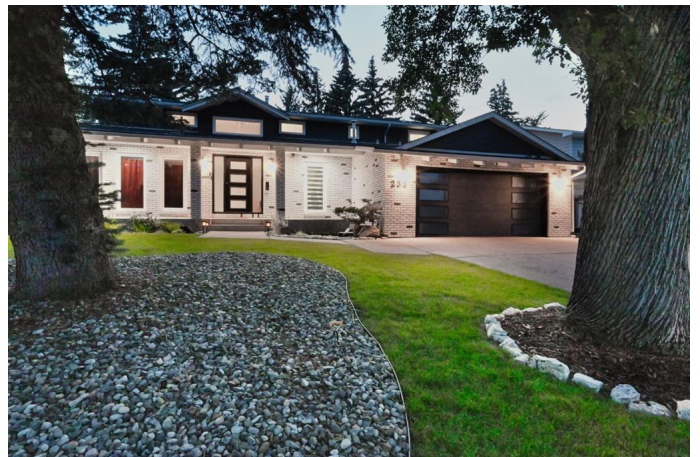
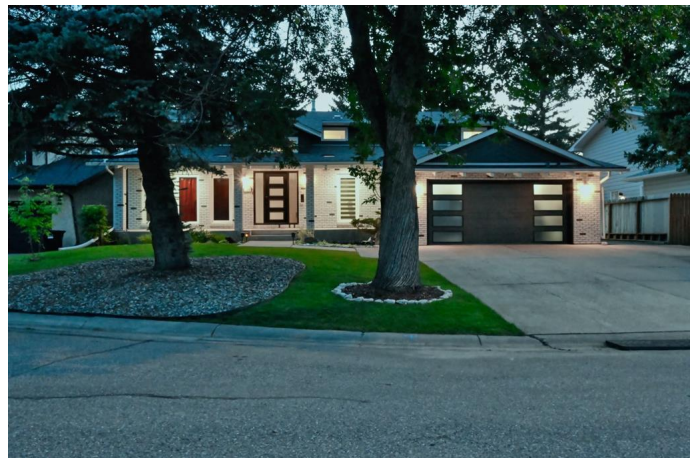
**\$1,510,000**

5 Bedroom, 4.00 Bathroom, 3,021 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

"OPEN HOUSE OCT 5, 2PM-4PM " Welcome to this extraordinary residence in the highly coveted Canyon Meadows Estates, tucked away on a quiet cul-de-sac and offering 4,600 sq. ft. of meticulously finished living space that blends elegance, modern comfort, and timeless design. From the moment you step inside, youâ€™re greeted by soaring ceilings, an abundance of natural light, and an open-concept main floor designed to impress. The heart of the home is the chef-inspired kitchen, showcasing double islands with quartz countertops, double dishwashers, a gas range, wall oven with built-in microwave, massive built-in refrigerator, and endless custom cabinetry â€“ a true entertainerâ€™s dream. Flow seamlessly into the spacious family room or step out to your private backyard oasis featuring a composite deck, custom fire pit seating, dual BBQ gas lines, and lush landscaping, perfect for gatherings in every season. A formal living room, full bathroom, private office, and heated double garage with epoxy flooring and an oversized driveway complete the main level. Upstairs, retreat to the luxurious primary suite with a spa-inspired ensuite boasting a soaker tub, glass shower, dual vanities, walk-in closet, and private balcony overlooking the mature tree-lined yard. Two additional oversized bedrooms, each with walk-in closets, share a generous full bathroom, creating the perfect family-friendly layout. The professionally renovated basement (2023) is a showstopper,



offering a custom wet bar, expansive recreation space, cozy fireplace, home gym, guest bedroom, and stylish full bathroom – ideal for entertaining or relaxing. Additional upgrades include new energy-efficient windows (2022), ensuring long-term comfort and peace of mind. All of this in an unbeatable location just minutes from Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, top-rated schools, shopping, dining, and the C-Train for an easy downtown commute. This is more than a home – it’s a lifestyle, and it truly checks every box for today’s discerning buyer.

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253523    |
| Price          | \$1,510,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,021       |
| Acres          | 0.17        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 235 Canova Place Sw |
| Subdivision | Canyon Meadows      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W2E9              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Tankless Hot Water                                                                                                                                                                          |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Garburator, Gas Oven, Tankless Water Heater |
| Heating           | High Efficiency, Natural Gas                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 3                                                                                                                                                                                                                            |
| Fireplaces        | Electric, Gas                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                               |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Yard, Lighting |
| Lot Description   | Back Yard, Cul-De-Sac, Private, Treed, Gazebo           |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Wood Frame                                       |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 49                  |
| Zoning         | R-CG                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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