



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 CANNINGTON Place, Calgary T2W1Z8**

MLS®#: **A2166724**

Area: **Canyon Meadows**

Listing Date: **09/17/24**

List Price: **\$819,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **6,641 sqft**  
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Level,Pie Shaped Lot,Private**  
Park Feat: **Parking Pad**

DOM

**2**

Layout

Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Gas Oven,Refrigerator,See Remarks,Washer/Dryer**  
Int Feat: **No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>9`7" x 6`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 9`8"</b>
<b>Dinette</b>	<b>Main</b>	<b>7`5" x 7`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 17`6"</b>
<b>Flex Space</b>	<b>Main</b>	<b>10`11" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`6" x 18`4"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`6" x 12`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 11`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 13`8"</b>	<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 4`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`7" x 15`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 5`0"</b>

**Storage  
Bedroom**

**Basement  
Basement**

**11`8" x 15`2"  
13`7" x 12`2"**

**Laundry  
Bedroom**  
Legal/Tax/Financial

**Basement  
Basement**

**4`0" x 4`3"  
11`6" x 10`2"**

Title:  
**Fee Simple**  
Legal Desc:

**1286LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**OPEN HOUSE SUNDAY SEPTEMBER 22ND FROM 12-2PM. Welcome to this highly desirable bungalow with around 3000sqft of living space nestled in a quiet cul-de-sac, with a picturesque backdrop of Babbling Brook Park offering unobstructed, serene views. This home has been thoughtfully updated and meticulously maintained, making it a rare find on the market. As you step inside, you'll be greeted by gleaming hardwood floors that flow throughout the main level. The spacious living room offers a bright and inviting atmosphere, perfect for relaxing or entertaining. The rear-facing kitchen boasts warm-toned oak cabinetry, brand new appliances, and a cozy breakfast nook. Adjacent to the kitchen, the formal dining room is ideal for hosting family gatherings and special occasions. The family room, enhanced by a charming brick gas fireplace, provides a comfortable and stylish space for unwinding. The main level also features three generously sized bedrooms. The master bedroom includes a convenient 2-piece ensuite and extra closet space, while an additional 4-piece bathroom serves the other bedrooms. The lower level has been thoughtfully renovated with a permit in 2019, featuring new egress windows for safety and natural light. This functional space includes a massive rec/fitness room, a games area, ample storage, and a well-appointed laundry room. The basement bathroom is a standout with its heated electric floor, adding an extra touch of luxury and comfort. Additional highlights of this home include a high-efficiency furnace, a newer hot water tank, vinyl windows, and new asphalt shingles. The property is conveniently located within walking distance to all levels of top-rated schools, Fish Creek Park, a fitness/swimming center, tennis courts, public transit, LRT, and shopping. This home is a perfect fit for families seeking both comfort and community in a sought-after neighborhood. Rarely do homes of this caliber become available—don't miss your chance to make this gem your own!**

Inclusions:  
Property Listed By:

**N/A  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















