



THE
A-TEAM

**RE/MAX
FIRST**

468 CANNINGTON Close, Calgary T2W 3G2

MLS®#: **A2188351**

Area: **Canyon Meadows**

Listing Date: **01/17/25**

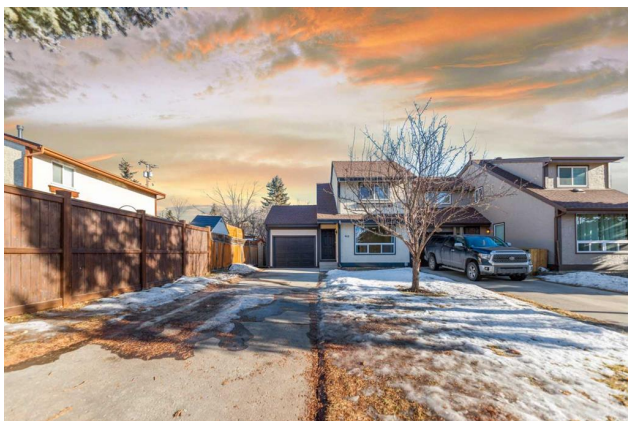
List Price: **\$588,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar: **3,541 sqft**
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Off Street, Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,215**
Low Sqft:
Ttl Sqft: **1,215**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

Construction: **Stucco, Wood Frame, Wood Siding**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`10" x 6`0"	Living Room	Main	14`11" x 13`6"
Family Room	Lower	13`11" x 11`9"	Kitchen	Main	14`4" x 8`9"
Bedroom - Primary	Second	14`5" x 10`6"	Bedroom	Second	14`8" x 8`6"
Bedroom	Second	11`4" x 8`9"	2pc Bathroom	Main	5`0" x 4`6"
3pc Bathroom	Lower	6`3" x 4`7"	4pc Bathroom	Second	8`8" x 4`11"
Laundry	Lower	10`3" x 8`4"	Furnace/Utility Room	Lower	10`4" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

7711424

Remarks

Pub Rmks:

Welcome to this stunning, fully renovated home designed with premium finishes and upgrades throughout. From the moment you step inside, you'll be greeted by a beautiful, bright, and open living space that instantly feels warm and inviting—a perfect place for family gatherings or creating lasting memories. With natural light streaming through large windows, brand-new vinyl flooring, and fresh, modern paint, this elevated move-in-ready home flows effortlessly into a large, beautifully designed kitchen. The kitchen is equipped with brand-new cabinetry, upgraded tiling, premium stainless steel appliances, a spacious Kohler sink, and ample built-in pantry storage that ensures you'll have plenty of room to keep your kitchen organized and clutter-free. A stylishly renovated half bath on the main level adds convenience and elegance. As you head upstairs, you'll notice the brand-new wood oak railing—a true statement piece that adds warmth and sophistication to the home, blending modern design with timeless craftsmanship. Upstairs, you'll find three spacious bedrooms, each offering abundant natural light. The master bedroom is a luxurious retreat with a custom-built wall and double walk-in closets. The main bathroom on this level features a premium soaker tub, updated tiling, a designer inspired mirror, and upgraded vinyl flooring, creating a spa-like experience right outside your bedroom door. The lower level offers a versatile spacious living area that can be used as a cozy family room, a fourth bedroom for a growing family, or a workout space for the fitness enthusiast. There's also a fully renovated bathroom with a stand-up shower and premium fixtures. The house includes a brand-new high-efficiency furnace, ensuring you won't have to worry about heating replacements for years to come. Additionally, there is a washer and dryer along with a large storage and laundry area for added functionality. This property is an end unit with only one shared wall, offering additional privacy and a more detached home-like feel. The garage provides generous storage space and features a back-end garage door that opens into the backyard, creating a seamless indoor-outdoor flow to a spacious patio perfect for a summer BBQ. The backyard also includes a storage shed for all your outdoor needs. Located in the highly desirable Canyon Meadows neighborhood, this move-in-ready home is nestled in a quiet area with beautiful walking pathways, close to Fish Creek Park and convenient proximity to shopping and amenities. Easy access to Stoney Trail, Elbow Drive and MacLeod Trail, makes commuting a breeze. To top it off, this property has absolutely no condo fees, an incredibly rare find in this area. You simply won't find a home like this, at this price point, in this neighborhood. Don't miss the opportunity to own this beautifully renovated home in one of the city's most sought-after areas. Get ahead of the hot Calgary spring market and schedule your showing today!

Inclusions:
Property Listed By:

n/a
TREC The Real Estate Company

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



