

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

MLS® #A2253523

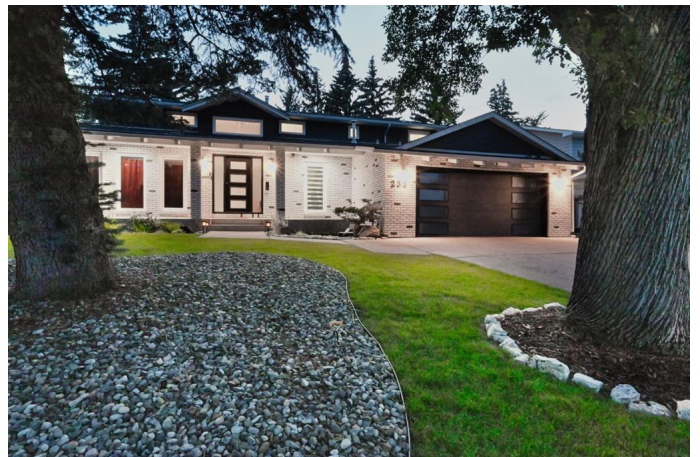
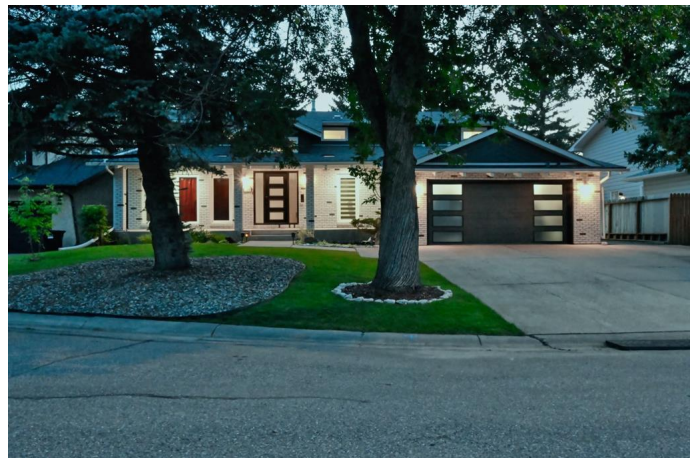
\$1,510,000

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), Garburator, Gas Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
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, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Gazebo, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	38
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.