

# \$925,000 - 924 Canna Crescent Sw, Calgary

MLS® #A2257732

**\$925,000**

5 Bedroom, 4.00 Bathroom, 1,238 sqft

Residential on 0.11 Acres

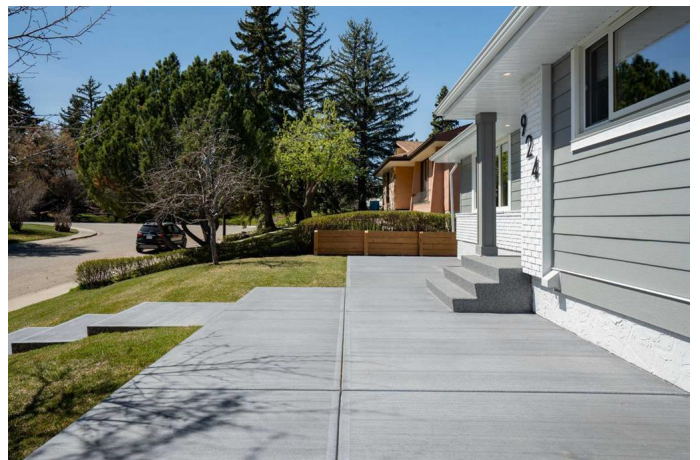
Canyon Meadows, Calgary, Alberta

BACK ON MARKET! OPPORTUNITIES LIKE THIS RARELY COME A SECOND TIME! LOOK NO FURTHER, NOTHING LIKE THIS HAS EVER BEEN DONE IN THIS AREA!!! GET THE MOST VALUE FOR THE PRICE!!! This is not just a renovation, it's a total transformation WITH \$500,000 worth of renovations, in the heart of Canyon Meadows SW! This is a rare opportunity to own a 5 bed, 4 bath bungalow with a LEGAL suite, and about 2400 sqft of total living space, perfect for multi-generational living or generating rental income. Live in luxury with top tier craftsmanship from top to bottom.

Every inch of this beautiful home has been thoughtfully transformed with high-end finishes inside and out. and modern upgrades that offer true peace of mind:

Exterior Excellence:

- Brand new Hardie board siding on the home and the big double detached garage providing a luxury look and top quality
- New landscaping front and back, including NEW concrete front and back, also NEW grass just put in
- Quiet, safe street in a well-established, family-friendly neighbourhood
- Triple-pane windows throughout, including NEW windows in the basement
- Beautiful curb appeal and long-term durability
- NEW fence and retaining wall



â€¢ Pot lights outside

#### Interior Highlights:

- â€¢ Huge chefâ€™s kitchen upstairs with high-end cabinetry, modern backsplash, and premium appliances
- â€¢ 2 large master bedrooms with elegant ensuite bathrooms
- â€¢ Engineered hardwood and tile flooring upstairs
- â€¢ Fully tiled luxury bathrooms
- â€¢ Massive living spaces both upstairs and in the separate suite
- â€¢ Separate laundry for upstairs and suite
- â€¢ NEW LEGAL suite with full kitchen, huge living area, and 2 bedrooms 2 bathrooms
- â€¢ NEW electrical & plumbing throughout the house, 2 high-efficiency furnaces, central A/C, and high-efficiency hot water tank

#### Prime Location:

- â€¢ Close to schools, parks, shopping, transit, and restaurants
- â€¢ Quick access to Macleod Trail, Anderson Road, and the LRT
- â€¢ Easy commute to Heritage Park, Mount Royal University, and major roadways

This is a rare turnkey opportunity to own a luxury home with a legal suite in one of Calgaryâ€™s most established and convenient southwest communities. Every inch of this home has been meticulously upgraded with no detail overlooked to offer peace of mind, beauty, and long-term value. Whether youâ€™re an investor or looking for your forever home, this property combines luxury, location, and income potential.

Act fastâ€”this beauty wonâ€™t last long!

Built in 1971

#### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257732    |
| Price          | \$925,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,238       |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 924 Canna Crescent Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 1N9               |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                               |
| Parking        | Double Garage Detached, Garage Door Opener, Additional Parking, Heated Garage, Off Street, On Street, Oversized |
| # of Garages   | 2                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases, Master Downstairs |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Electric Oven, Gas Oven                                                                                                                                                       |
| Heating           | Fireplace(s), High Efficiency, See Remarks, Space Heater                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                    |
| Fireplaces        | Electric                                                                                                                                                                                                                                             |

|              |                                       |
|--------------|---------------------------------------|
| Has Basement | Yes                                   |
| Basement     | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                                                           |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Few Trees, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Brick, Cement Fiber Board                                                                                          |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 21                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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