

\$825,000 - 927 124 Avenue Sw, Calgary

MLS® #A2263101

\$825,000

4 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

Beautifully Renovated Family Home in desirable Canyon Meadows steps from Babbling Brook Park. This fully renovated home offers modern comfort, exceptional functionality, and a prime location in one of Calgary's most convenient and family-friendly communities. Key Updates & Features: Fully renovated in 2019 – move-in ready with quality finishes throughout New upstairs furnace (2023) and newly serviced downstairs furnace (2023) ensure year-round comfort Brand new tankless hot water system (2025) for endless efficiency, Leaf-filter gutter system installed in 2023 for low-maintenance living. Limited lifetime warranty transfers to new owner. New rundle stone patio and privacy fence (2020) make the south-facing backyard perfect for relaxing entertaining Washer & dryer (2021) included. Fully developed basement offers additional living and storage space Wired smoke and CO detectors for peace of mind Detached two-vehicle garage with space for RV or boat parking (with minor modifications to fence) Non-smoking. Location Highlights: Just steps from Babbling Brook Park and surrounded by walking paths Walking distance to the LRT station for easy commuting Quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail Close to Southcentre Mall, grocery stores, library, and fitness facilities Walking distance to four CBE schools (K-12) and schools in the separate system Inclusions (if



desired): Upstairs and downstairs TV mounts
Nest doorbell, Metal shelving unit in garage.
This home combines modern upgrades,
energy efficiency, and unbeatable location
convenienceâ€”perfect for growing families or
anyone seeking a move-in-ready property with
thoughtful updates throughout.

Built in 1972

Essential Information

MLS® #	A2263101
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,476
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	927 124 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1T2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Quartz Counters
-------------------	-----------------

Appliances	Dishwasher, Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.