

# \$629,800 - 980 Canaveral Crescent Sw, Calgary

MLS® #A2226698

**\$629,800**

4 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.14 Acres

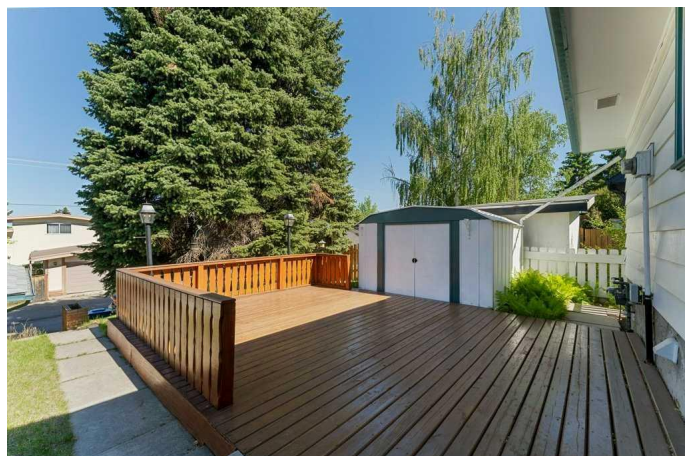
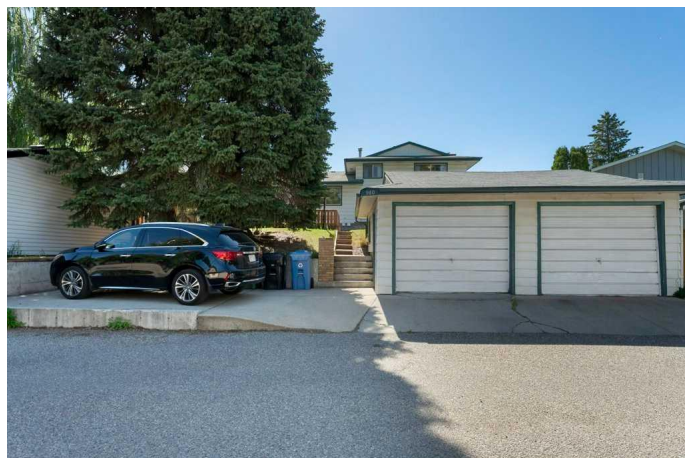
Canyon Meadows, Calgary, Alberta

ESTATE SALE! Don't miss your opportunity to own this 4 BEDROOM WITH OVER 2000 sq. ft. developed with walk out & up on 3rd level. Quality built home is very well maintained & solid. Dated but great bones with same owner for past 45+ years with good 3/4' hardwood under carpet in living & DR. Livable as is or ready for your personal touches or reno to increase its value over \$850k. Desirable quiet location is a short walk to schools or community hall, playground, shopping or Fish Creek. Double detached garage is ideal for workshop with a bench and RV parking off street. Relax with a coffee or BQ on rear deck in private fenced yard. A must to see this great family home with room to grow and big potential for building equity with a little work and clean up. Call to book your showing today. Piano & pool table and furniture available for sale.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226698  |
| Price          | \$629,800 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,217     |
| Acres          | 0.14      |



|            |               |
|------------|---------------|
| Year Built | 1969          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 980 Canaveral Crescent Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W1N5                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 3                                                                 |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                             |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Great Room, Mantle, Wood Burning, Gas Starter, Raised Hearth                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Paved |
| Roof              | Asphalt Shingle                                          |
| Construction      | Aluminum Siding, Concrete, Wood Frame                    |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 61             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.