

\$1,197,500 - 30 Canova Road Sw, Calgary

MLS® #A2260632

\$1,197,500

4 Bedroom, 5.00 Bathroom, 2,335 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

****OPEN HOUSE 25 OCTOBER 2-4 pm**

****Unique** home is located on a **QUIET TREE LINED** street. With over 3,150 SQ FT of completely **RENOVATED** living space.

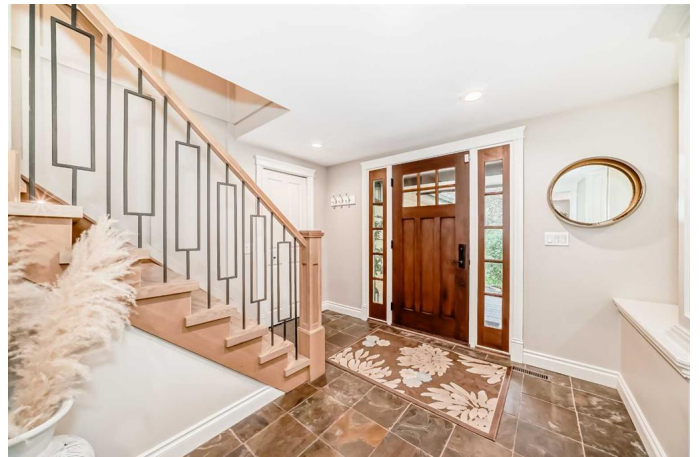
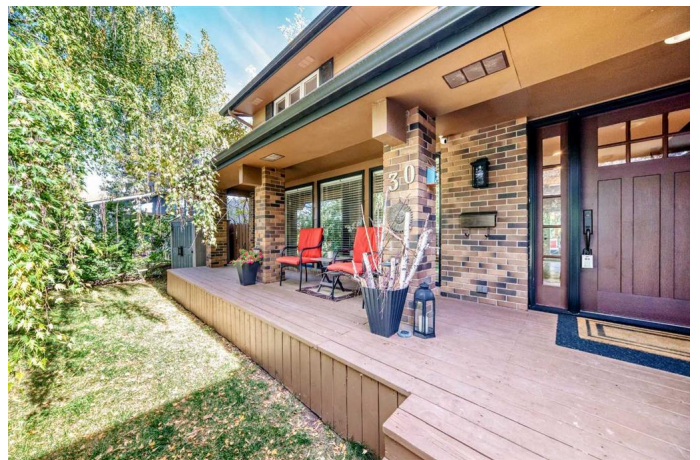
Traditional floorplan features beautiful entrance to the main floor area, to the left living room with **CORNER FIREPLACE**, a formal dining room, a kitchen space that seamlessly combines style and function with **GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES**, gas stove and has one of two **PATIO DOORS** leading out to the **PRIVATE**, peaceful backyard with 2-TIERED newer deck patio, gardens, and fire pit! Tons of room for those Backyard **PARTIES**, next is a family room with another gas fireplace. Upper floor 4 Bedrooms and 3 full bathrooms- 2 masters with their own ensuites! Main **MASTER BEDROOM** has it's own **PRIVATE** balcony and build in walk in closet & **ENSUITE**. Lower level it's a place to entertain -**BAR** rivals any **LOUNGE**, with Granite counters, **TAP KEGORATOR**, **BAR FRIDGE**, surround sound, its set up for **PROJECTION** Theatre, Office nook and a 1/2 bath. Plenty of storage in electrical room where you find 2 **HIGH EFFICIENCY** furnaces, tankless water heater.

Built in 1975

Essential Information

MLS® #

A2260632



Price	\$1,197,500
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,335
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, Pantry, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Washer, Wine Refrigerator, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Flood Plain, Fruit Trees/Shrub(s), Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

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.