

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

MLS® #A2263101

\$825,000

4 Bedroom, 3.00 Bathroom, 1,476 sqft

Single Family on 0.13 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this 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) provides endless efficiency, Leaf-filter gutter system installed in 2023 creates low-maintenance living (limited lifetime warranty transfers to new owner). New rundle stone patio (2020) and privacy fence (2020) make the south-facing backyard perfect for relaxing and entertaining. The fully developed basement offers additional living and storage space and a newly installed washer and dryer (2021). Wired smoke and CO detectors offer peace of mind. The back yard offers a detached two-vehicle garage and space for RV or boat parking (with minor modifications to fence). Location highlights: Just steps from Babbling Brook Park, surrounded by walking paths and easy access to Fish Creek Park. Walking distance to the LRT station, quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail makes commuting a breeze. Close to Southcentre Mall, grocery stores, library, and fitness facilities. Walking distance to four schools (CBE K-12) and school in



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

(id:6289)

Built in 1972

Essential Information

Listing #	A2263101
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,476
Acres	0.13
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	927 124 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W1T2

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	4
Parking	Detached Garage, RV
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer,
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	Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Solutions



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