

\$879,900 - 1336 116 Avenue Sw, Calgary

MLS® #A2235483

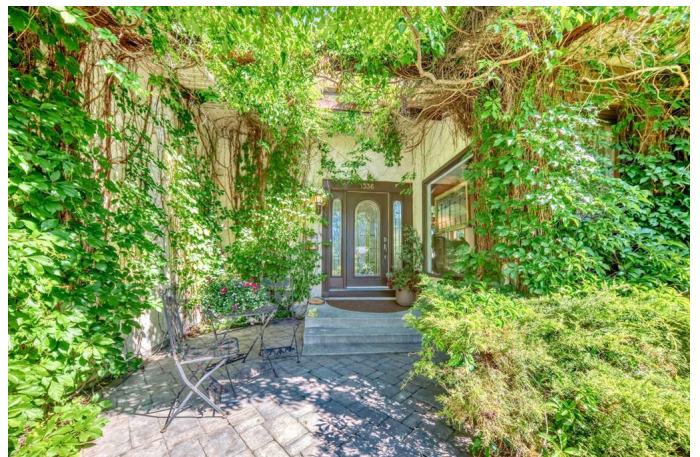
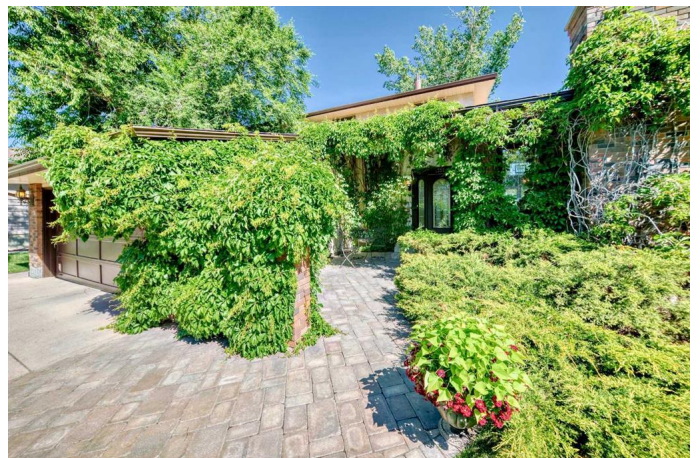
\$879,900

4 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Nestled on a peaceful, tree-lined lot with no neighbors behind backing into a playground, this well-maintained home with numerous recent updates, offers a rare blend of privacy, space, and comfort in a quiet Calgary neighborhood. The inviting main floor features an expansive wood-beamed living room perfect for gatherings, a formal dining room, and a bright kitchen with a pantry and adjacent family room. A large deck extends your living space outdoors through the double French doors, ideal for relaxing or entertaining while enjoying the tranquil surrounding of the semi-private park directly behind you. Upstairs, the spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite. Two more bedrooms and a bonus room can be converted back into a 3rd bedroom to provide flexibility for a growing family, guests, or a home office setup. A second full bathroom completes the upper level. The fully finished basement includes a large recreation/games room, a den, an additional bedroom, a flex room, and a 2-piece bathroom—perfect for relaxing or hobbies, or a home gym. Ample mechanical and storage space adds everyday convenience. Practical features include a double attached garage, main floor laundry, and a dedicated mudroom for added organization. The home's thoughtful layout and generous room sizes are ideal for both family life and entertaining. Enjoy the serenity of mature trees and green space with no direct neighbors in front or back—a rare and



valuable feature. This home combines peaceful outdoor living with a highly functional interior, all located in a quiet, established community. Recent additions to the house include tankless water heater (2023), eavestrough/gutter/filters (2024), deck (2020)

Built in 1973

Essential Information

MLS® #	A2235483
Price	\$879,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	1336 116 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Beamed Ceilings, Bidet, Bookcases, Central Vacuum, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Treed, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Secluded
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
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