

\$1,510,000 - 235 Canova Place Sw, Calgary

MLS® #A2253523

\$1,510,000

5 Bedroom, 4.00 Bathroom, 3,021 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

"OPEN HOUSE OCT 5, 2PM-4PM " Welcome to this extraordinary residence in the highly coveted Canyon Meadows Estates, tucked away on a quiet cul-de-sac and offering 4,600 sq. ft. of meticulously finished living space that blends elegance, modern comfort, and timeless design. From the moment you step inside, youâ€™re greeted by soaring ceilings, an abundance of natural light, and an open-concept main floor designed to impress. The heart of the home is the chef-inspired kitchen, showcasing double islands with quartz countertops, double dishwashers, a gas range, wall oven with built-in microwave, massive built-in refrigerator, and endless custom cabinetry â€“ a true entertainerâ€™s dream. Flow seamlessly into the spacious family room or step out to your private backyard oasis featuring a composite deck, custom fire pit seating, dual BBQ gas lines, and lush landscaping, perfect for gatherings in every season. A formal living room, full bathroom, private office, and heated double garage with epoxy flooring and an oversized driveway complete the main level. Upstairs, retreat to the luxurious primary suite with a spa-inspired ensuite boasting a soaker tub, glass shower, dual vanities, walk-in closet, and private balcony overlooking the mature tree-lined yard. Two additional oversized bedrooms, each with walk-in closets, share a generous full bathroom, creating the perfect family-friendly layout. The professionally renovated basement (2023) is a showstopper,



offering a custom wet bar, expansive recreation space, cozy fireplace, home gym, guest bedroom, and stylish full bathroom – ideal for entertaining or relaxing. Additional upgrades include new energy-efficient windows (2022), ensuring long-term comfort and peace of mind. All of this in an unbeatable location just minutes from Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, top-rated schools, shopping, dining, and the C-Train for an easy downtown commute. This is more than a home – it’s a lifestyle, and it truly checks every box for today’s discerning buyer.

Built in 1973

Essential Information

MLS® #	A2253523
Price	\$1,510,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,021
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	235 Canova Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2E9

Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Gazebo, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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