

# \$975,000 - 1340 116 Avenue Sw, Calgary

MLS® #A2226269

**\$975,000**

5 Bedroom, 4.00 Bathroom, 1,913 sqft  
Residential on 0.16 Acres

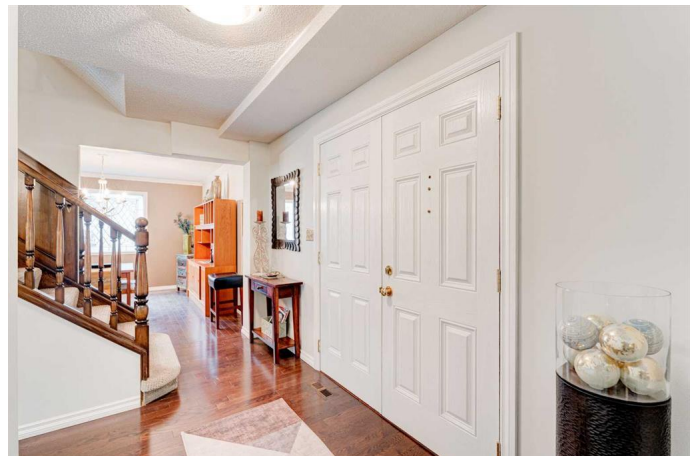
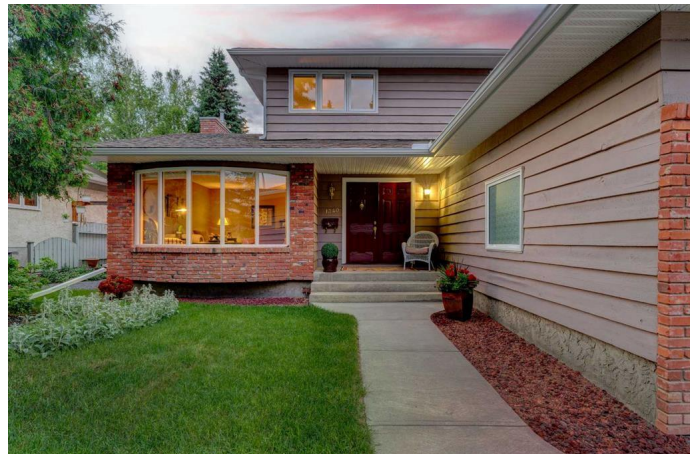
Canyon Meadows, Calgary, Alberta

Welcome to Canyon Meadows

Estates—where mature trees, wide streets, and a strong sense of community define the neighbourhood. This traditional two-storey home is ideally situated, backing onto a tranquil park with lush green space and established landscaping that offers year-round beauty and privacy for you and your family. As you drive into the generous driveway, you're welcomed by a spacious and inviting entryway. Inside, the layout immediately feels established and purposefully designed. To the left, you'll find an elegant and private living room featuring a large picture window that frames the front yard—offering a clear, unobstructed view of mature trees and open space with no neighbouring homes in sight. To the right of the entrance, a formal dining room awaits—versatile and refined, perfect for hosting gatherings or enjoying quiet meals in a private setting.

Upstairs, there are 4 good-sized bedrooms. The primary suite offers comfort without excess, while the additional rooms give flexibility for family or guests. The lower level is fully finished with a 5-bedroom, spacious recreation area, office or games space, and a full bath—ideal for growing families or multi-use needs.

Now, let's talk about the backyard. There is a huge multi-level deck that captures both sun and shade—just waiting for your outdoor furniture and the rhythm of daily life. It's a space that feels calm and private. Whether



you're entertaining or unwinding, this yard gives you options.

The double attached garage is insulated and offers an 11-foot ceiling room for storage, bikes, or a workbench. It also features a new garage door and Lux window, both installed in 2022. Other key upgrades include new soffits, fascia, and eavestroughs (2023); Lennox furnace (2006); and a hot water tank from 2018 with warranty to 2028.

Appliances included: French door fridge, Bosch dishwasher, Samsung electric double oven, LG top-load washer/dryer and a direct line for your gas BBQ .

This Location-wise, it's hard to beat. - You're within walking distance to schools, tennis courts, Canyon Meadows Aquatic & Fitness Centre, and Fish Creek Park. Transit options are close by with direct bus routes into downtown. Easy access to Anderson Road connects you swiftly to the Ring Road opening the door to quick weekend getaways to the mountains or a stress-free commute across the city.

This is a home that offers quality, location, and lifestyle all in one of Calgary's most established areas.

Come see what makes this home stand out in Canyon Meadows Estates

Built in 1973

## Essential Information

MLS® #	A2226269
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.16
Year Built	1973

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1340 116 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2A5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
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Days on Market 2  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX First

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