

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

MLS® #A2235483

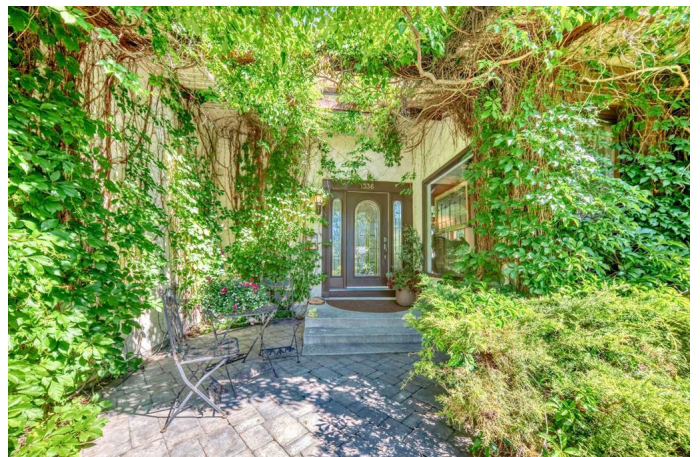
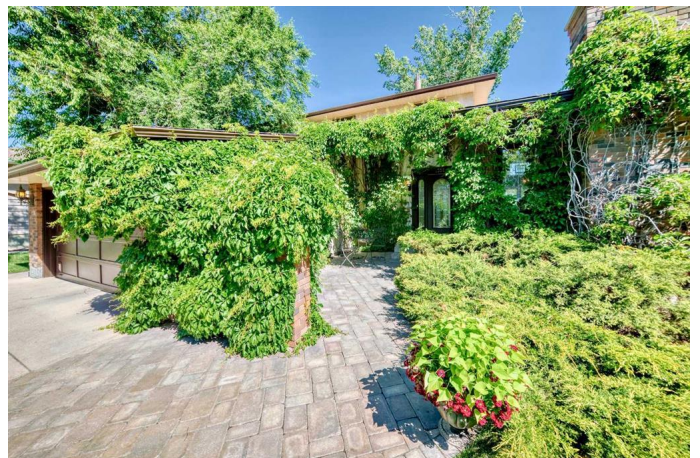
**\$879,900**

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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