

**1336 116 Avenue SW**  
**Calgary, Alberta**

**MLS # A2235483**



**\$879,900**

|                  |                                                                                   |               |                   |
|------------------|-----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                                 |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,207 sq.ft.                                                                      | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4                                                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                            |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbors |               |                   |

|                    |                                                                                                                                                   |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame, Wood Siding                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, Bidet, Bookcases, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan |                   |      |
| <b>Inclusions:</b> | Some furniture may be available for purchase.                                                                                                     |                   |      |

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)