111 Canata Close SW

Calgary | Active | MLS® A2352928

$1,299,998









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1969**	**2,289.22 sq. ft.**

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Listed by eXp Realty

A closer look

A head-to-toe professional renovation on one of the quietest streets in Canyon Meadows, this 4 bedroom, 3.5 bathroom 2 storey home has been completely transformed into a stunning modern family home where every detail feels intentional. Set on an oversized lot with room for 6+ vehicles, this is the kind of property that rarely becomes available, all finished in an elevated design that upscale buyers are searching for. From the moment you arrive, the curb appeal is unforgettable. The simple white exterior, dramatic black-framed windows, exposed aggregate driveway, and clean architectural lines create a striking first impression that feels timeless rather than trendy. Inside, warm wood tones, layered lighting, wide-plank flooring, and curated finishes bring a sense of understated luxury throughout the home. The main floor was designed to impress while still feeling livable. Open concept living spaces are anchored by a dramatic floor-to-ceiling stone fireplace framed with rich black detailing, creating a sophisticated focal point in the family room. At the center of the home is a magazine worthy kitchen featuring an oversized waterfall island, endless custom cabinetry, sleek stone countertops, designer hardware, under-cabinet lighting, premium stainless steel appliances including a gas cooktop. Whether hosting large gatherings or managing busy mornings with kids, this space performs beautifully. Upstairs offers a family friendly layout including 4 bedrooms, that buyers hope for but rarely find. The primary retreat feels calm and refined, complete with an incredible walk-in closet and spa-inspired ensuite, while the secondary bedrooms are all generously sized with beautifully finished bathrooms and thoughtful storage throughout. Even the laundry room has been elevated with full-height custom cabinetry and designer finishes. The fully developed lower level adds incredible flexibility with a massive recreation space, stylish bar area, full bathroom, and endless room for movie nights, a home gym, games area, golf simulator, or teen hangout space. Behind the walls, nearly everything has been refreshed or redesigned, giving buyers the confidence and comfort of a truly turnkey home while still enjoying the maturity and prestige of Canyon Meadows one of southwest Calgary’s most established communities known for its tree-lined streets, oversized lots, excellent schools, Fish Creek Park, nearby golf, pathways, and quick access downtown or west to the mountains. Sophisticated yet welcoming, bold yet timeless - this home is a must see, with every detail considered.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352928
Bedrooms	4
Bathrooms	4
Year Built	1969
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,289.22 sq. ft.
Acreage:	No
Lot Area:	7,793 sq. ft.
Lot Frontage:	65'2"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1969 (Age: 57)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	6399JK
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Other, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Other, Tile
Cooling:	None
Fireplaces:	3
Fireplace Details:	Brick Facing, Electric, Mantle, Masonry, See Remarks, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, See Remarks
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'6" × 9'6" ·
Main Floor	Family Room · 17'8" × 13'5" ·
Main Floor	Foyer · 7'2" × 6'3" ·
Main Floor	Kitchen · 17'2" × 13'6" ·
Main Floor	Living Room · 22'8" × 15' ·
Upper Level	Bedroom · 13'5" × 9' ·
Upper Level	Bedroom · 12'7" × 9'7" ·
Upper Level	Bedroom · 12'7" × 12'5" ·

Upper Level	Laundry · 9'9" × 9' ·
Upper Level	Bedroom - Primary · 16'4" × 12'4" ·
Upper Level	Walk-In Closet · 9'8" × 6'8" ·
Basement	Other · 7'11" × 3'11" ·
Basement	Game Room · 29'9" × 28'1" ·
Basement	Storage · 7'6" × 3'9" ·
Basement	Furnace/Utility Room · 21' × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters
Exterior Features:	Fire Pit, Lighting, Other, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Other, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/111-canata-close-sw-calgary-a2352928/

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