2755 Cannon Road NW

Calgary | Active | MLS® A2308375

$2,399,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2025**	**3,161 sq. ft.**

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Listed by CIR Realty

A closer look

Stunning and unique best describes this modern masterpiece built by Elite Urban Concepts that draws inspirations from the wineries of California with a modern flair that checks all the boxes on one’s wish list. With over 4800 square feet of developed space and a fully finished walkout basement, there is plenty of room for a family, entertaining, working from home or relaxing on the weekends. With an open floor concept, you are immediately welcomed with hardwood floors that are complimented with the tall ceilings adorned with open beams in the living room and, tons of natural light from the abundant black cased windows. A large chef inspired kitchen that features beautiful hood fan as the centerpiece, accented with stainless-steel appliances, a separate butler pantry and, large custom wood cabinets that opens to a massive upper deck overlooking the backyard with a mountain view. Upstairs is perfect for family living with a bonus room that is central to an upper laundry room, two bedrooms and, a primary bedroom all of which have their own ensuites. Yes, you read that right, each upstairs bedroom has its own private ensuite. The primary bedroom is enormous with tons of natural light, vaulted ceilings with open beams, a view of the mountains and, a custom walk-in closet that will accommodate anyone’s needs. The beautifully crafted master ensuite features a spa like experience with large tile, wood accents, a soaker tub and a twinned shower that rivals a high-end hotel. The walkout basement is custom built for entertainment with tall ceilings accented with open beams, a custom-built stylish bar and a huge family room that has double French doors to the lower covered patio and fenced backyard, for that indoor outdoor flow. The additional open style room allows for your home gym that will take advantage of the natural light. The basement mudroom has an abundant amount of storage that leads out to the attached garage. The triple garage is large enough for your vehicles and toys. This beautiful gem in the heart of Charleswood is the perfect location, across from a park overlooked by Nose Hill Park, the location is perfect.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2308375
Bedrooms	4
Bathrooms	5
Year Built	2025
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:	3,161 sq. ft.
Main Level Finished Area:	1,557.5 sq. ft.
Upper Level Finished Area:	1,603.5 sq. ft.
Below Grade Finished Area:	1,668.61 sq. ft.
Acreage:	No
Lot Area:	5,199 sq. ft.
Lot Frontage:	52'
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	853JK
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
Builder:	Elite Urban Concepts Inc.

New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Wood Frame
Structure Type:	House
Roof:	Flat Torch Membrane, Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Marble, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Marble, Tile
Garage:	Yes
Garage Spaces:	3
Parking:	Alley Access, Garage Faces Rear, On Street, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Charleswood
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 11'9" × 11'7" ·
Main Floor	Dining Room · 14'3" × 12' ·
Main Floor	Kitchen · 16'6" × 15'5" ·
Main Floor	Living Room · 17'5" × 16'6" ·
Main Floor	Office · 12' × 11' ·

Main Floor	Pantry · 8' × 5'10" ·
Main Floor	Other · 9' × 5'8" ·
2nd Floor	Bedroom - Primary · 17'2" × 15'1" ·
2nd Floor	Bedroom · 12' × 11'2" ·
2nd Floor	Bedroom · 11'5" × 11'3" ·
2nd Floor	Bonus Room · 12'6" × 11' ·
2nd Floor	Laundry · 9'2" × 7'2" ·
Basement	Family Room · 19'6" × 16'8" ·
Basement	Flex Space · 11'3" × 10'9" ·
Basement	Hobby Room · 16' × 10'9" ·
Basement	Bedroom · 12'2" × 10'8" ·
Basement	Mud Room · 13' × 9'4" ·
Basement	Storage · 13' × 5'9" ·
Basement	Other · 13' × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data
Exterior Features:	Balcony, BBQ gas line, Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Balcony(s), Front Porch, Patio
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Sloped Down, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	May 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2755-cannon-road-nw-calgary-a2308375/

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