823 Canna Crescent SW

Calgary | Active | MLS® A2357293

$624,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1971**	**1,114.71 sq. ft.**

Your next move starts with a conversation.

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Listed by REMAX Innovations

A closer look

Welcome to 823 Canna Crescent SW, tucked away on a quiet, tree-lined street in the heart of desirable Canyon Meadows. Situated on a beautifully landscaped 6,318 sq. ft. lot, this charming 4-level split offers 4 bedrooms, 2 bathrooms, and an exceptional combination of indoor and outdoor living.

Step inside to discover beautiful hardwood floors, fresh paint, updated lighting, and a bright, functional main floor featuring a spacious living room, inviting dining area, and kitchen with granite countertops and newer appliances. Upstairs offers 3 bedrooms and a full bathroom, while the lower levels provide a 4th bedroom, additional bathroom, recreation space, and wet bar.

The standout feature? A truly unforgettable brick fireplace retreat, complete with a distinctive archway and wood-burning fireplace that brings warmth and character you simply can't replicate.

Outside is where this property really shines! The private, west-facing backyard is an entertainer's dream, surrounded by mature trees and lush greenery, with an expansive custom concrete patio perfect for summer BBQs, outdoor movie nights, or relaxing in your own peaceful sanctuary. An oversized 23'5" x 23'5" detached garage, dedicated RV parking, and convenient alley access add incredible functionality.

All this within walking distance of parks, schools, pathways, the CTrain, and community amenities, with Fish Creek Provincial Park, shopping, restaurants, and major routes just minutes away.

A rare blend of character, privacy, outdoor living, and everyday convenience in one of Calgary's most established communities. Don't miss it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357293
Bedrooms	4
Bathrooms	2
Year Built	1971
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:	4 Level Split
Total Living Area:	1,114.71 sq. ft.
Main Level Finished Area:	578.04 sq. ft.
Upper Level Finished Area:	536.67 sq. ft.
Below Grade Finished Area:	1,007.93 sq. ft.
Acreage:	No
Lot Area:	6,318 sq. ft.
Lot Frontage:	55'1¾"
Front Exposure:	East
Levels:	4 Level Split
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7443JK
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Brick Facing, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 8'11" × 7'10" ·
Main Floor	Kitchen · 13'7" × 11'5" ·
Main Floor	Living Room · 17'2" × 11'6" ·
2nd Floor	Bedroom · 11'7" × 11'4" ·
2nd Floor	Bedroom · 9'6" × 9' ·
2nd Floor	Bedroom · 9'11" × 9'6" ·

Basement	Bedroom · 10'8" × 9'7" ·
Basement	Living Room · 19'2" × 10'8" ·
Basement	Game Room · 22'5" × 18'8" ·
Basement	Furnace/Utility Room · 24'11" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Tankless Hot Water
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/823-canna-crescent-sw-calgary-a2357293/

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