



## 13 Meadowview Road Calgary Alberta

\$1,000,000

Welcome to this beautifully maintained and thoughtfully updated home in desirable Meadowlark Park a peaceful inner city neighbourhood known for its tree lined streets, walkability, and unbeatable location. Perfect for working professionals, empty nesters, or anyone seeking an easy care home with style, this property blends timeless charm with modern upgrades for comfort, character, and convenience inside and out. Step inside to a bright, airy layout with large windows, a spacious living room, and a central dining area ideal for entertaining or relaxed evenings. The kitchen features timeless cabinetry, updated lighting, and a smart, efficient design. French doors open directly to the deck, where you'll find a lush, handcrafted garden oasis and patio space perfect for morning coffee or summer dinners. Facing a park and green space right across the street, you'll enjoy year round views and a serene, open feel. A skylight above the central staircase floods the home with natural light, while wide plank flooring, modern fixtures, and soft neutral tones create a calming atmosphere. The lower level offers warmth and function, complete with a bar fridge, stackable washer & dryer, and a water filtration system located in the utility room. Year round comfort is ensured with central air conditioning and a hot tub for private relaxation. Outdoors, the fully fenced backyard is a private retreat with hand dug perennial beds (established in 2021), mature trees, and pollinator friendly landscaping. Whether you garden, entertain, or simply relax, this yard offers endless enjoyment. Location is unbeatable: only a 10 minute drive to downtown Calgary, with the current owner noting she enjoys her quick, scenic commute. Easy access to Chinook LRT, Elbow Drive, Macleod Trail, and Glenmore Trail keeps you connected to the city, while being minutes from Chinook Centre, restaurants, and enterta...

3pc Bathroom 5.75 Ft x 6.00 Ft

Bedroom 12.42 Ft x 11.08 Ft

Recreational, Games room 37.75 Ft x 33.83 Ft

4pc Bathroom 6.92 Ft x 4.92 Ft

5pc Bathroom 9.25 Ft x 6.42 Ft

Bedroom 11.75 Ft x 10.67 Ft

Bedroom 10.42 Ft x 9.25 Ft

Dining room 9.17 Ft x 12.00 Ft

Foyer 5.42 Ft x 10.17 Ft

Kitchen 11.92 Ft x 11.42 Ft

Living room 21.33 Ft x 12.17 Ft

Primary Bedroom 10.33 Ft x 13.58 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

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