

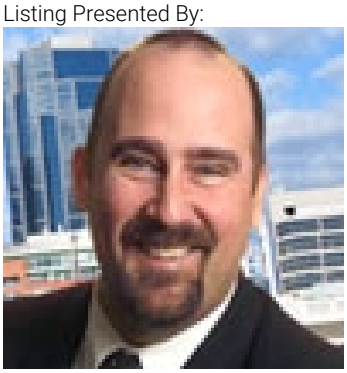
340 Canniff Place Calgary Alberta

$617,499

OPEN HOUSE SATURDAY NOVEMBER 14 2-4PM Exceptional mid-century bungalow on a quiet cul-de-sac in desirable Canyon Meadows, backing onto green space and a children's park. Offered to the market for the first time, this original owner home has been lovingly cared for since it was built. One of the larger original bungalows in the area, this home sits on a 64 foot lot and features a fabulous floorplan, generous room sizes and an abundance of natural light. Bright and welcoming, the living room flows into the kitchen and family room, where a classic brick wood-burning fireplace adds warmth and character. The home offers three bedrooms and 1.5 bathrooms, including an ensuite half bath in the primary bedroom. Its well-preserved original condition offers an exciting opportunity to renovate and personalize while building on a floorplan that already works beautifully. The private backyard has gated access to the neighbouring green space and park, while the undeveloped basement offers future development potential. Updates include a furnace in 2025 (warranty until 2035), hot water tank in 2020 , eaves, siding and roof in 2015. Close to Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, Canyon Meadows Elementary, St. Catherine School, Robert Warren School and Dr. E.P. Scarlett High School, along with shopping, recreation and major roadways. (id:6769)

2pc Bathroom 4.50 Ft x 5.08 Ft
4pc Bathroom 6.58 Ft x 7.25 Ft
Bedroom 11.42 Ft x 9.42 Ft
Bedroom 11.42 Ft x 9.75 Ft
Family room 12.50 Ft x 15.33 Ft
Foyer 9.00 Ft x 4.67 Ft
Kitchen 11.50 Ft x 15.33 Ft
Living room 12.67 Ft x 15.33 Ft
Primary Bedroom 11.67 Ft x 13.08 Ft

Listing Presented By:



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