# \$825,000 - 927 124 Avenue Sw, Calgary

MLS® #A2263101

# \$825,000

4 Bedroom, 3.00 Bathroom, 1,476 sqft Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

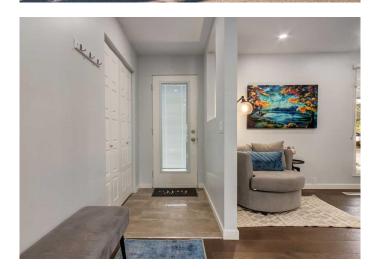
OPEN HOUSE SUNDAY 2-4:30!! Welcome to this beautifully renovated family home in desirable Canyon Meadows, steps from Babbling Brook Park. This fully renovated home offers modern comfort, exceptional functionality, and a prime location in one of Calgary's most convenient and family-friendly communities.

Key updates & features: Fully renovated in 2019 â€" move-in ready with quality finishes throughout; new upstairs furnace (2023) and newly serviced downstairs furnace (2023) ensure year-round comfort. Brand new tankless hot water system (2025) provides endless efficiency, Leaf-filter gutter system installed in 2023 creates low-maintenance living (limited lifetime warranty transfers to new owner). New rundle stone patio (2020) and privacy fence (2020) make the south-facing backyard perfect for relaxing and entertaining. The fully developed basement offers additional living and storage space and a newly installed washer and dryer (2021). Wired smoke and CO detectors offer peace of mind. The back yard offers a detached two-vehicle garage and space for RV or boat parking (with minor modifications to fence).

Location highlights: Just steps from Babbling Brook Park, surrounded by walking paths and easy access to Fish Creek Park. Walking distance to the LRT station, quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail







makes commuting a breeze. Close to Southcentre Mall, grocery stores, library, and fitness facilities. Walking distance to four schools (CBE K–12) and school in the separate system. Inclusions (if desired): Upstairs and downstairs TV mounts, Nest doorbell, and metal shelving unit in the garage. This home combines modern upgrades and energy efficiency with an unbeatable location and convenience—perfect for growing families or anyone seeking a move-in-ready property with thoughtful updates throughout.

#### Built in 1972

## **Essential Information**

MLS® # A2263101 Price \$825,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,476
Acres 0.13
Year Built 1972

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 927 124 Avenue Sw Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 1T2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Quartz Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings, Tankless Water Heater

Heating Forced Air, Natural Gas, High Efficiency

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street

Lighting, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame, Cedar

Foundation Poured Concrete

## **Additional Information**

Date Listed October 9th, 2025

Days on Market 26

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Solutions

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