

**927 124 Avenue SW**  
**Calgary, Alberta**

**MLS # A2263101**



**\$825,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** TV mounts

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—move-in ready with quality finishes throughout New upstairs furnace (2023)—newly serviced downstairs furnace (2023)—ensure year-round comfort Brand new tankless hot water system (2025)—for endless efficiency, Leaf-filter gutter system installed in 2023—for low-maintenance living. Limited lifetime warranty transfers to new owner. New rundle stone patio (2020)—privacy fence (2020)—make the south-facing backyard perfect for relaxing entertaining Washer & dryer (2021)—included. Fully developed basement—offers additional living and storage space Wired smoke and CO detectors—for peace of mind Detached two-vehicle garage—with space for RV or boat parking—with minor modifications to fence) Non-smoking. Location Highlights: Just—steps from Babbling Brook Park—and surrounded by walking paths Walking distance to the LRT station—for easy commuting Quick access to—Stoney Trail, Macleod Trail, and Deerfoot Trail Close to—Southcentre Mall, grocery stores, library, and fitness facilities Walking distance to four CBE schools (K—12)—and schools in the separate system Inclusions (if desired): Upstairs and downstairs TV mounts Nest doorbell, Metal shelving unit in garage. This home combines modern upgrades, energy efficiency, and unbeatable location convenience—perfect for growing families or anyone seeking a move-in-ready property with

thoughtful updates throughout.