

111 Canata Close SW  
Calgary, Alberta

MLS # A2246611

\$849,900

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Canyon Meadows                                                          |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 2,309 sq.ft.                                                            | Age:   | 1969 (56 yrs old) |
| Beds:     | 5                                                                       | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                                  |        |                   |
| Lot Size: | 0.18 Acre                                                               |        |                   |
| Lot Feat: | Back Lane, Few Trees, Front Yard, Gentle Sloping, Lawn, Rectangular Lot |        |                   |

|             |                                                   |            |      |
|-------------|---------------------------------------------------|------------|------|
| Heating:    | Forced Air                                        | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                   | Condo Fee: | -    |
| Basement:   | Finished, Full                                    | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                                | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                   | Utilities: | -    |
| Features:   | Natural Woodwork, No Animal Home, No Smoking Home |            |      |

Inclusions: N/A

Canata Close! One of the quietest and stunning blocks to live on in Canyon Meadows. This 2300 Sq/Ft two storey is ripe for a reno! Could easily be opened up on the main floor for open concept still leaving a big family room with fireplace to spend time together in. Upstairs is a FIVE bedroom level all of decent size including the Master with walk-in closet and 4pc ensuite. Downstairs has a wood burning fireplace and lots of room to entertain. the Backyard is full of towering healthy blue and white spruce and does have a paved back lane. The Home is a block off Elbow to head downtown and minutes from new Stoney west to head out of town. Endless possibilities to create a beautiful home to rise a family in! Enjoy.