

# \$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

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 – 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&#12perfect 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, Tankless Water Heater, Washer/Dryer, Window Coverings  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Street Lighting  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame, Cedar  
Foundation Poured Concrete

### Additional Information

Date Listed October 9th, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Solutions

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