

# \$1,599,000 - 422 Candle Place Sw, Calgary

MLS® #A2205672

**\$1,599,000**

4 Bedroom, 5.00 Bathroom, 3,191 sqft

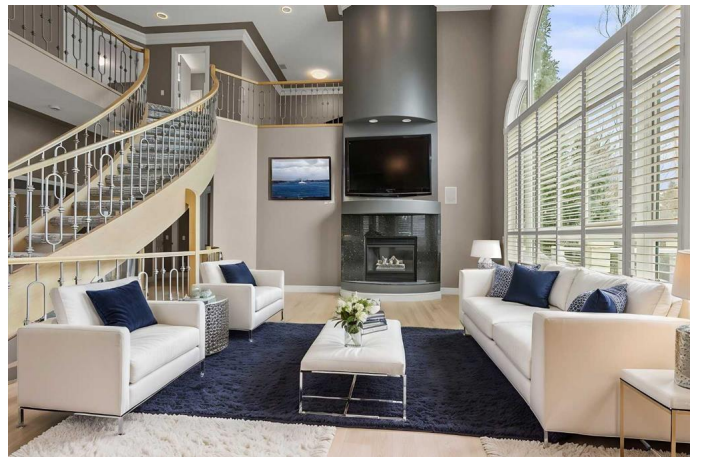
Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY April 4th & 5th FROM 12-4PM Stunning Renovated Estate Home | Over 4900 Sq. Ft. Developed on 3 levels| Walkout Basement | Triple Garage with Basement Access Welcome to 422 Candle Place SW, a beautifully renovated estate home nestled in a quiet cul-de-sac. Boasting over 4900 sq. ft. of developed space on 3 levels, this stunning property features numerous upgrades throughout, including fresh paint, new carpet, a redesigned kitchen with a granite island, lighting, and brand-new appliances. Soaring 19-foot ceilings create a grand and airy atmosphere, while the walkout basement offers additional living space, perfect for entertainment or a private retreat. The triple garage is a standout feature, complete with a new heater and direct stairway access to the basement. Stay comfortable year-round with new air conditioning. Located just minutes from schools, shopping, transit, and Fish Creek Park, this home offers the perfect blend of luxury, convenience, and modern upgrades. Don't miss out on this incredible opportunity! Poly B doesn't live here anymore!!! This turn-key property is ready for a new owner. The roof and eavestroughs and air conditioning have just been replaced. Call today as this one will not last!

Built in 1997

## Essential Information



MLS® #	A2205672
Price	\$1,599,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,191
Acres	0.21
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	422 Candle Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B3

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Walk-Out, See Remarks

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Property Group
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