# \$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 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, See Remarks, Washer, Water Softener, Window

Coverings, Wine Refrigerator

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, See Remarks, Walk-Out

### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction See Remarks, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 5

Zoning R-CG

# **Listing Details**

Listing Office Greater Property Group

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