

# \$1,000,000 - 13 Meadowview Road Sw, Calgary

MLS® #A2245742

**\$1,000,000**

4 Bedroom, 3.00 Bathroom, 1,368 sqft

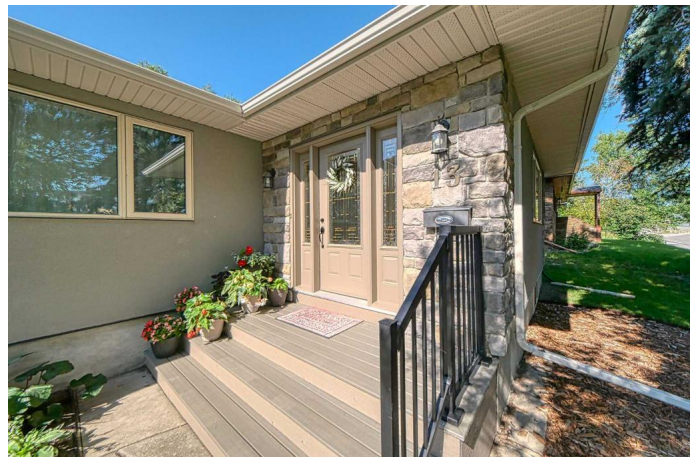
Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated home in desirable Meadowlark Park a peaceful inner city neighbourhood known for its tree lined streets, walkability, and unbeatable location. Perfect for working professionals, empty nesters, or anyone seeking an easy care home with style, this property blends timeless charm with modern upgrades for comfort, character, and convenience inside and out.

Step inside to a bright, airy layout with large windows, a spacious living room, and a central dining area ideal for entertaining or relaxed evenings. The kitchen features timeless cabinetry, updated lighting, and a smart, efficient design. French doors open directly to the deck, where youâ€™ll find a lush, handcrafted garden oasis and patio space perfect for morning coffee or summer dinners. Facing a park and green space right across the street, youâ€™ll enjoy year round views and a serene, open feel.

A skylight above the central staircase floods the home with natural light, while wide plank flooring, modern fixtures, and soft neutral tones create a calming atmosphere. The lower level offers warmth and function, complete with a bar fridge, stackable washer & dryer, and a water filtration system located in the utility room. Year round comfort is ensured with central air conditioning and a hot tub for private relaxation.



Outdoors, the fully fenced backyard is a private retreat with hand dug perennial beds (established in 2021), mature trees, and pollinator friendly landscaping. Whether you garden, entertain, or simply relax, this yard offers endless enjoyment.

Location is unbeatable: only a 10 minute drive to downtown Calgary, with the current owner noting she enjoys her quick, scenic commute. Easy access to Chinook LRT, Elbow Drive, Macleod Trail, and Glenmore Trail keeps you connected to the city, while being minutes from Chinook Centre, restaurants, and entertainment. Families and pet owners will love proximity to top rated schools, off leash parks, and walking trails.

If you’re seeking a move in ready home that offers inner city convenience, lush outdoor living, and a welcoming community, this property delivers it all. Book your showing today and discover why Meadowlark Park is one of Calgary’s hidden gems.

Built in 1955

**Essential Information**

MLS® #	A2245742
Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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## Community Information

Address	13 Meadowview Road Sw
Subdivision	Meadowlark Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V1V9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped, Private, Few Trees, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 4th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

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