

# \$519,000 - 628 Cantrell Drive Sw, Calgary

MLS® #A2232874

**\$519,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

HOME SWEET HOME! Calling all investors and home buyers! Welcome to this charming, UPDATED BUNGALOW situated on a LARGE LOT in the sought-after SW community of Canyon Meadows! This 3 bedroom, 1.5 bathroom home is perfectly located on a generous 47 x 155 foot lot offering a ton of potential and value. Whether you're a first-time buyer, investor, or looking for a great property to renovate in a well-established neighbourhood. Some of the big-ticket items have already been updated: fresh paint, newer water shut-off valve, upgraded meter, furnace motor replaced about 7 years ago, water tank replaced in 2021, and a newer front living room window (under 5 years old and still under lifetime warranty). The main floor features a terrific bright layout with a 2 piece vanity bathroom, 3 bedrooms including the spacious primary retreat, a wonderful 4 piece bathroom, a spacious living room, formal dining area and a well maintained, fully equipped kitchen. The basement offers a massive recreation/family room and tons of space for all of your storage needs. Head outside and you will find a large backyard with fire pit and 3 large sheds. Also, there is a large driveway and space for you to build the garage of your dreams. You can't beat the location. Just minutes to Macleod Trail, the LRT, schools, shopping, and Fish Creek Park. Don't miss out on this affordable opportunity, book your private viewing today!

Built in 1972



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232874    |
| Price          | \$519,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,120       |
| Acres          | 0.16        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 628 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 1W7               |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Driveway, Parking Pad |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Separate Entrance |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings                                                  |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Wood Burning, Basement                                                                                   |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard, Storage                                                                                                                           |
| Lot Description   | Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Views |
| Roof              | Asphalt Shingle                                                                                                                                                  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 114             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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