

# \$560,000 - 628 Cantrell Drive Sw, Calgary

MLS® #A2232874

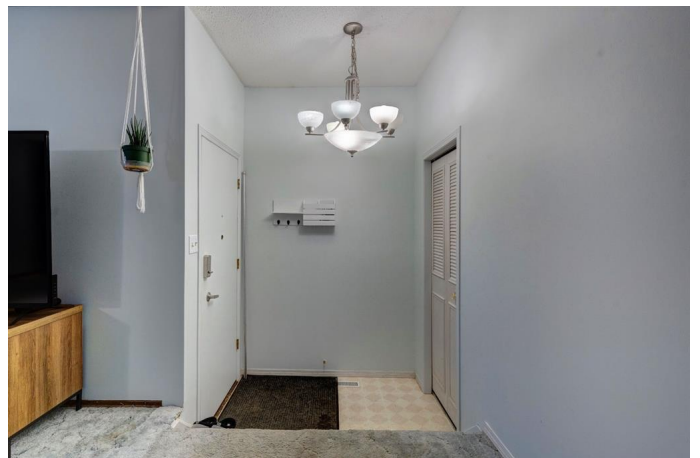
## \$560,000

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 home situated in the sought-after SW community of Canyon Meadows! This 3 bedroom, 1.5 bathroom home is perfectly located on a generous 45 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, 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	\$560,000
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	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Storage, Fire Pit
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	2
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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