

\$769,900 - 832 Cannell Road Sw, Calgary

MLS® #A2236442

\$769,900

4 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 0.19 Acres

Canyon Meadows, Calgary, Alberta

4 BEDROOMS | INCREDIBLE YARD |
ENERGY EFFICIENT | IMMACULATE | -
**Open House Saturday July 5 from
1:00-4:00pm** Welcome to 832 Cannell Road
SW, located in the desirable Southwest
community of Canyon Meadows. As you step
inside this wonderfully maintained 4 bedroom,
2.5 bathroom home with 1720 square feet of
total livable space, you'll be captivated by
large east-facing windows that fill the space
with natural light. Functionality is key with this
well-designed floor plan optimizing space for
the contemporary family living along with style
and comfort. Featuring heated ceramic tile as
well as hardwood flooring, the main level
layout seamlessly flows together the living
room, kitchen, and dining room making this
home perfect for entertaining friends and
family. The kitchen is a chef's paradise,
featuring an abundance of counter space,
cabinet space, and stainless-steel appliances,
as well as access to the patio for outdoor
grilling and entertaining in the incredible back
yard. Outside you will find a meticulously
maintained backyard with a spacious patio,
garden, underground sprinklers, and Gazebo,
perfect for relaxing or hosting outdoor
gatherings. You can find comfort in the cooler
months with heated tile floors in the kitchen
and bathrooms, a high-efficiency furnace
(2022) and triple pane windows. The
basement has also recently been equipped
with an egress window for future bedroom
development. Don't miss out on this



wonderful home, located on a quiet street within walking distance to Fish Creek Park all while having access to all essential amenities. This house won't stay on the market for long, schedule your private viewing today!

Built in 1972

Essential Information

MLS® #	A2236442
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	832 Cannell Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1T4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated, On Street, Rear Drive
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Recessed Lighting, Vinyl Windows
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Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot, Garden, Gazebo, Landscaped, Pie Shaped Lot, Private, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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