

# \$629,900 - 440 Cantrell Drive Sw, Calgary

MLS® #A2199233

**\$629,900**

3 Bedroom, 2.00 Bathroom, 983 sqft  
Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

LOCATION! LOCATION! Check out this beautifully home in Canyon Meadows. This unique home has only 2 steps up to the Bedroom and family room it feels like Bungalow. As soon as you enter you will notice how bright and open the floor plan is with so many unique features including the wood burning fireplace to keep you warm during winter. Total of 1667.5 square feet of living space. The kitchen is perfect with gleaming quartz countertops, newer cabinets, a large island, and stainless-steel appliances, including large Deck for your summer enjoyment. New vinyl flooring in the main living room has updated LED lighting. The main floor includes the primary bedroom, and a 3-piece bath completes the main floor. The lower level you will find a family room area for those family gatherings 2 additional bedrooms and a large 3-piece bathroom. The oversized double garage is accessible from the front driveway offering a lot of additional parking. Don't miss out on this lovely home in Canyon Meadows. One of Calgary's premier and most established communities. Enjoy access to the expansive Fish Creek Park and its never-ending path and trail network. Great schools, all amenities, walking distance to LRT and convenient access to major routes in the city.

Built in 1974

## Essential Information



MLS® #	A2199233
Price	\$629,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	440 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2K7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	31
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.