

# \$649,900 - 368 Cantrell Drive Sw, Calgary

MLS® #A2207385

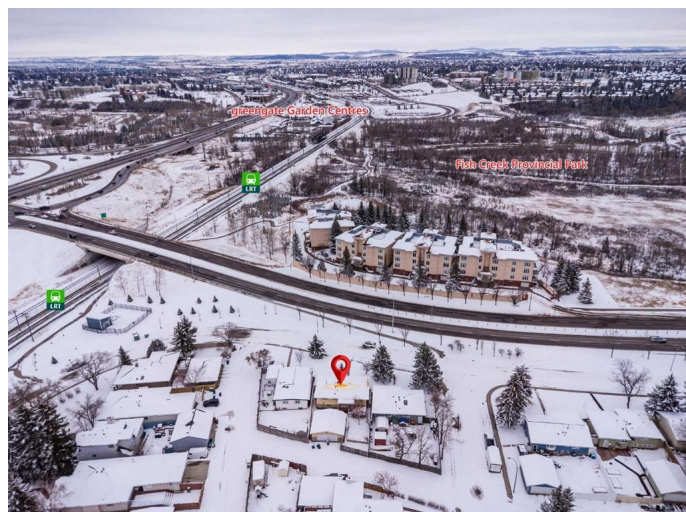
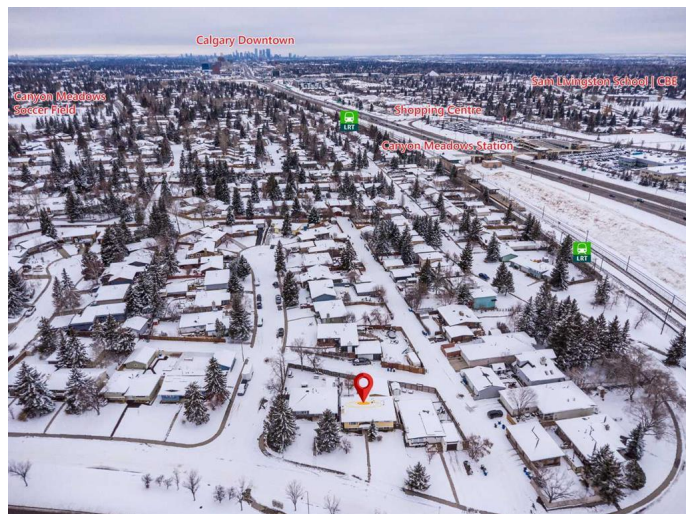
**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Great opportunity to get into Canyon Meadows! One of the best communities in Calgary, located at the north edge of Fish Creek Provincial Park, all three levels of schools Dr. E.P. Scarlett High School Regular (10-12), Early French Immersion (10-12), Late French Immersion (10-12); Ethel M. Johnson School \* Regular (K-6), Harold Panabaker School Regular (7-9), Chinese (Mandarin) Bilingual (5-9), City recreation facility, tennis courts, C-Train, Direct bus to Downtown, wonderful community center, and so much more!! This spacious 5 bedroom bi-level single home has gone through a complete interior renovation since 2018. New flooring was installed throughout the house, and both the bathroom and the kitchen were fully renovated. All kitchen appliances and fixtures were replaced with brand-new units. Roof shingles were installed in 2019, a brand-new boiler was installed in March 2024. Vinyl windows. Great floor plan with living room, dining room, kitchen along with 3 bedrooms on the main floor, including a master with a 2 piece en suite bathroom. The lower level has a cozy family room with a wood-burning fireplace, two more bedrooms, a cold room and a utility / laundry room. Private back yard with a covered porch and green space along with large 2 oversized car garage and RV parking. Vinyl windows. This diamond in the rough is waiting for you!! Call your favorite realtor for your private showing before itâ€™s gone!!



Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207385    |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,176       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 368 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W2E4                |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Brick Facing, Wood Burning                                                                       |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Concrete, Metal Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 32               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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