

# \$599,900 - 534 Cantrell Drive Sw, Calgary

MLS® #A2236644

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Weâ€™re proudly presenting this amazing opportunity in Canyon Meadows! A 4-bedroom, 2-bath beautiful bungalow that offers 2,336ft<sup>2</sup> of total space on a huge yard with no neighbors behind. The lot just keeps going at 155â€™ deep you have the main area, and the property line sprawls to the back 40’ with a private forest-like area to the sound wall. This is a unique lot, and you’d have to see it to believe it. Inside you’ll find a renovated kitchen, granite counters, with high-end stainless-steel appliances. Most of the home has seen new LVP flooring, fresh paint, and lighting updates. As well as updated vinyl windows, a high efficient furnace, updated roof and an oversized single detached garage (26’ x 16’). The driveway is long and will accommodate additional parking or even trail parking if it suits you. Located just steps from the C-train station, schools, shopping, and playgrounds it’s the perfect blend of convenience and comfort! We’d love to accommodate your showing requests and needs, and we’re really excited to find the next proud owner of this perfect bungalow in Canyon Meadows.

Built in 1973

## Essential Information

MLS® #                   A2236644

Price                     \$599,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,068       |
| Acres          | 0.16        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 534 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 2K7               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Oversized, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                               |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Gas Starter                                                                              |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, |

|              |                 |
|--------------|-----------------|
|              | Rectangular Lot |
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 47             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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