

# \$722,888 - 521 Cantrell Place Sw, Calgary

MLS® #A2088118

**\$722,888**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Price Adjustment! Welcome to this home nestled in a peaceful neighbourhood. Located in a quiet cul-de-sac, this property offers a serene setting. Backing onto a green space walking path and steps from a park, a short distance to Fish Creek and a 5-minute walk from the LRT. This updated bungalow sits on a massive lot with a large driveway and an oversized heated garage. The main floor features hardwood floors, a sunken living room, dining room, updated kitchen with granite counters, and a family room with a beautiful brick wall, fireplace, and access to the expansive deck. There are 3 good-sized bedrooms and 2 renovated bathrooms, including a master suite with an ensuite. The basement is perfect for entertaining, equipped with a wet bar, pool table, wood fireplace, flex room, updated bathroom, and wet/dry sauna. The private yard offers stone accents, a deck, a greenhouse, mature trees, a fire pit, and easy community access. This must-see property combines spacious interiors, updates, and an incredible outdoor retreat. Don't miss out and schedule a viewing today! NEW Furnace in home and Garage, H2O Tank 1 yr old and there is pre-wiring for a Hot Tub. There will be an estate sale Oct 9-14.



Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2088118    |
| Price          | \$722,888   |
| Sold Price     | \$720,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,445       |
| Acres          | 0.17        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 521 Cantrell Place Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 2K4               |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Oversized |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, Steam Room                                                                                            |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                            |
| Fireplaces        | Gas Log, Mantle, Wood Burning                                                                                                |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground, Private Yard                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Asphalt, Vinyl Siding, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2023 |
| Date Sold      | November 1st, 2023 |
| Days on Market | 15                 |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | COLDWELL BANKER MOUNTAIN CENTRAL |
|----------------|----------------------------------|

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