

\$619,900 - 328 Cantrell Place Sw, Calgary

MLS® #A2105278

\$619,900

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

**RARE INVESTMENT OPPORTUNITY |
OVERSIZED PIE LOT | QUIET CUL-DE-SAC |
SEPARATE ENTRY INTO BASEMENT
|BUILD YOUR DREAM HOME!** An amazing opportunity to own a >8,000 SQFT LOT in the heart of Canyon Meadows. Opportunities like this don't come up very often, especially with this great location. Walking distance to the Canyon Meadows Train Station and Fish Creek Provincial Park. Close to all amenities including Southcentre Mall, Avenida Place Shopping Centre, Willow Park Village, the list goes on. The property is an original 1970's bungalow with over 2,500 sqft of living space. Recent updates include newer roof shingles on home, hot water tank, select windows on the main floor, and select flooring throughout. Massive driveway to the double detached garage in the back. Perched up on a hill, this lot overlooks the cul-de-sac and boasts an incredible-sized backyard. **THIS IS A MUST SEE!** Home being sold "as-is, where-is". Book a showing today!

Built in 1973

Essential Information

MLS® #	A2105278
Price	\$619,900
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,323
Acres	0.18
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	328 Cantrell Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2A3

Amenities

Parking Spaces	4
Parking	Additional Parking, Asphalt, Double Garage Detached, Driveway

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 4th, 2024
Date Sold	March 11th, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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