

\$625,000 - 723 Cantrell Drive Sw, Calgary

MLS® #A2126806

\$625,000

4 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.12 Acres

Canyon Meadows, Calgary, Alberta

Location, location, location! Welcome to your cozy retreat in the heart of Canyon Meadows! Nestled on a quiet street, this charming 3+1 bedroom solid bungalow boasts 2 full bathrooms plus a half bathroom off the master bedroom, offering the perfect blend of comfort and convenience. With brand new floors, a newer furnace, water tank, and roof, as well as top-of-the-line washer and dryer, vacuum system and attachments this home is move-in ready. Step inside to discover a bright and airy living space with 2 wood burning fireplaces. Large windows flood the rooms with natural light. The functional kitchen, roomy rec room and three good-sized bedrooms complete the main floor. The fully finished basement adds another bedroom and provides a separated rear entrance, offering the perfect opportunity for living upstairs and renting down. Outside, the fenced yard provides plenty of space with a double garage, for gardening, playing, or pets to roam freely. Sitting on a 5231 sq/ft flat rectangular lot, this property is a perfect opportunity for future redevelopment. Located in the highly sought-after community of Canyon Meadows, this home is just moments away from the C-Train station, schools, parks, shopping, dining, easy access to the mountains and all the amenities Calgary has to offer.

Built in 1973

Essential Information



MLS® #	A2126806
Price	\$625,000
Sold Price	\$624,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	723 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1W9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 6th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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