

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

MLS® #A2207385

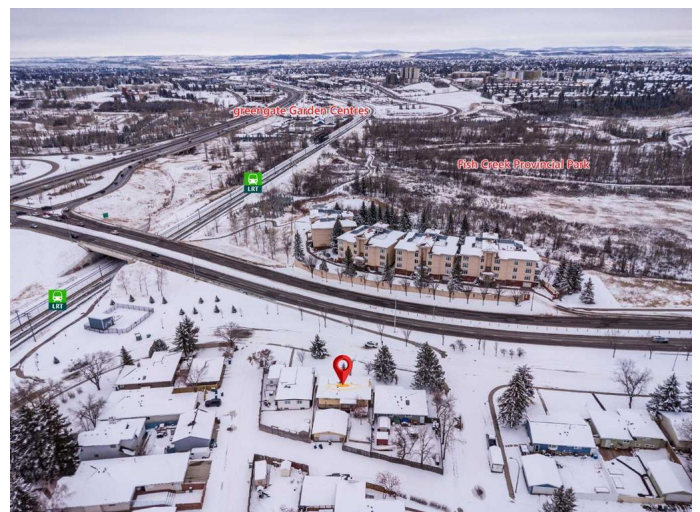
**\$649,900**

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	Wood Burning, Brick Facing

Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	March 31st, 2025
Days on Market	48
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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