

# \$699,000 - 307 Cantrell Place Sw, Calgary

MLS® #A2233767

**\$699,000**

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.13 Acres

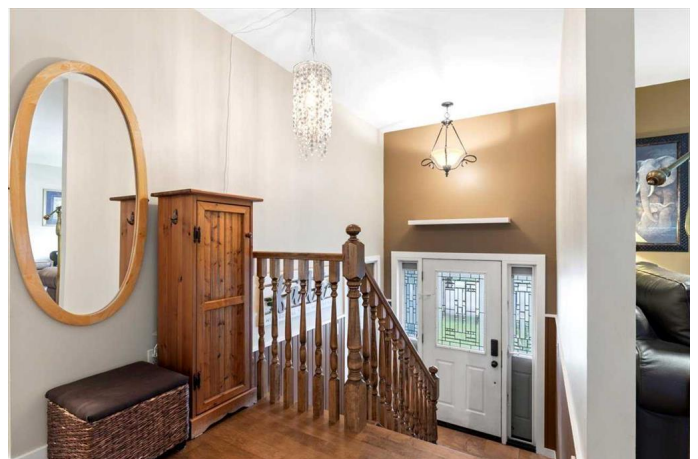
Canyon Meadows, Calgary, Alberta

WELCOME TO THIS BEAUTIFUL WELL MAINTAINED 4-bedroom, 2-bathroom BI-LEVEL HOME nestled in the sought-after community of CANYON MEADOWS. Offering over 1,890 square feet of DEVELOPED LIVING SPACE, this residence combines comfort, style, and functionality in a FAMILY FRIENDLY NEIGHBORHOOD.

Situated on a PEACEFUL CUL-DE-SAC, this secluded home BACKS ONTO A PATHWAY, providing unmatched privacy and an ideal setting for outdoor activities and relaxation. The SPACIOUS 5,716 sq.ft. LOT boasts a lush, landscaped backyard with mature trees, a garden area, and a convenient irrigation system, all on a flat, SOUTH-FACING BACKYARD perfect for entertaining or enjoying quiet evenings.

Inside, you'll find a RECENTLY RENOVATED home in superb condition, with NEWER WINDOWS and RECENT FRESH PAINT THROUGHOUT. The kitchen FEATURES GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES including a GAS RANGE and a tile floor. The upper level offers LARGE BEDROOMS with a charming BAY WINDOW in the living room, creating a bright and inviting atmosphere.

Additional highlights include a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a recently added covered COMPOSITE DECK and SHADED PATIO ideal for outdoor lounging. The house boasts a solid structure



with no slants, squeaks, or deterioration, and recent upgrades like a new roof (8 years old), newer furnace and air conditioning, and a dual wood-burning/gas fireplace in the family room add to its appeal.

Located conveniently near major highways such as McLeod Trail and Deerfoot Trail, commuting is a breeze. Excellent schools, including E.P. Scarlett High School, are nearby, making this home perfect for families seeking a friendly community with top amenities.

This home is in excellent condition, offering a blend of modern updates and classic charm—ready for you to move in and make it your own. Don't miss this fantastic opportunity to live in one of Canyon Meadows' most desirable neighborhoods!

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233767    |
| Price          | \$699,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,091       |
| Acres          | 0.13        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|           |                       |
|-----------|-----------------------|
| Address   | 307 Cantrell Place Sw |
| Community | Canyon Meadows        |
| City      | Calgary               |
| County    | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2W2A3  |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Family Room, Wood Burning, Gas Starter                                                                                               |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Wood Frame                                                     |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 105            |
| Zoning         | R-CG           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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