

# \$585,000 - 534 Cantrell Drive Sw, Calgary

MLS® #A2251782

**\$585,000**

4 Bedroom, 2.00 Bathroom, 1,068 sqft  
Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Weâ€™re proudly presenting this amazing opportunity in Canyon Meadows! A 4-bedroom, 2-bath beautifully renovated bungalow that offers 2 ample space on a huge yard with no neighbours behind. The lot just keeps going at 155â€™ deep you have the main area, and the property line sprawls to the back 40â€™ with a private forest-like area to the sound wall. This is a unique lot, and youâ€™d have to see it to believe it. Inside youâ€™ll find a renovated kitchen, granite counters, The commercial grade "Monogram" stainless-steel appliances are GE's high-end brand and they include a gas cooktop and built-in wall oven. Most of the home has seen new LVP flooring, fresh paint, and lighting updates. As well as updated vinyl windows, a high efficient furnace, updated roof and an oversized single detached garage (26â€™ x 16â€™). The driveway is long and will accommodate additional parking or even trailer parking if it suits you. Located just steps from the C-train station, schools, shopping, and playgrounds â€“ itâ€™s the perfect blend of convenience and comfort! Weâ€™d love to accommodate your showing requests and needs, and weâ€™re really excited to find the next proud owner of this perfect bungalow in Canyon Meadows.

Built in 1973

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2251782    |
| Price          | \$585,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,068       |
| Acres          | 0.16        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 534 Cantrell Drive Sw |
| Community   | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 2K7               |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Oversized, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan   |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Gas Starter  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 49                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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