

# \$579,900 - 151 Cannell Place Sw, Calgary

MLS® #A2219193

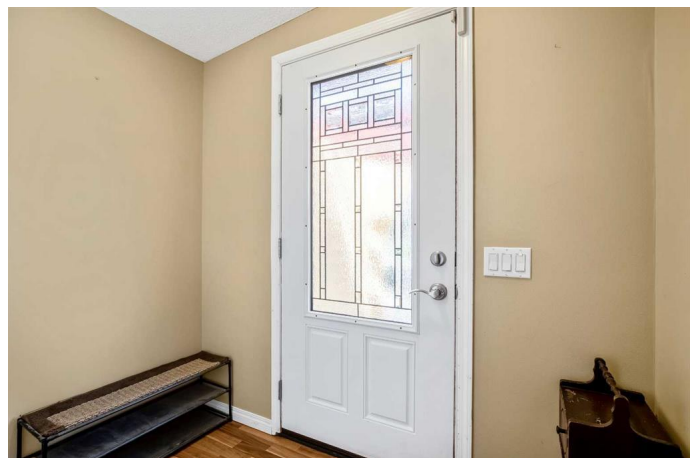
**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

Fantastic location in a highly desirable quite cul-de-sac!!! Welcome to your dream opportunity in Canyon Meadows, where charm meets limitless potential in this delightful 4 bedroom bungalow, boasting over 2100 square feet of inviting living space. Perfect for first-time homebuyers, growing families, savvy investors, and enthusiastic renovators, this home offers something special for everyone. As you step inside, you're greeted by a traditional layout that exudes warmth and comfort. The updated kitchen sparkles with granite countertops, ready for your culinary adventures. The dining room and living room, complete with a cozy gas fireplace, form a perfect alliance for both relaxing and hosting. The spacious primary bedroom, complete with a convenient 2-piece ensuite, promises restful nights, while two additional large bedrooms ensure ample space for family and guests. A beautifully updated 4-piece bathroom completes the main floor ensemble. Venture downstairs to discover a versatile basement featuring an extra bedroom, recreation, family room and wet bar, ideal for entertainment or a quiet retreat. Thanks to its separate entry, the basement offers numerous possibilities. Other updates include the furnace and tankless hot water. Outdoors, the private lot with a sunny backyard is your personal haven for barbecues, laughter-filled gatherings, or simply enjoying serene moments in nature. Nestled in a friendly cul-de-sac, this home is a stone's throw from essential shopping, c-train and



transit options, coveted schools, and lush parks, including the expansive Fish Creek Park. Whether you're a fervent outdoorsman or a convenience-driven commuter, this location satisfies all your needs. This unique property is a canvas waiting for your personal touch. Don't just dream about the perfect home—make it a reality. Reach out to the Smith Pezzente Team for your private viewing and start the journey to creating lifelong memories in a home that keeps on giving.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219193    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,215       |
| Acres          | 0.13        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 151 Cannell Place Sw |
| Subdivision | Canyon Meadows       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 1T7              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

# of Garages 1

## Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Cul-De-Sac, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot

Roof Tar/Gravel, Flat

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning R-CG

## Listing Details

Listing Office RE/MAX Landan Real Estate

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