

\$515,000 - 456 Cantrell Drive Sw, Calgary

MLS® #A2242575

\$515,000

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.17 Acres

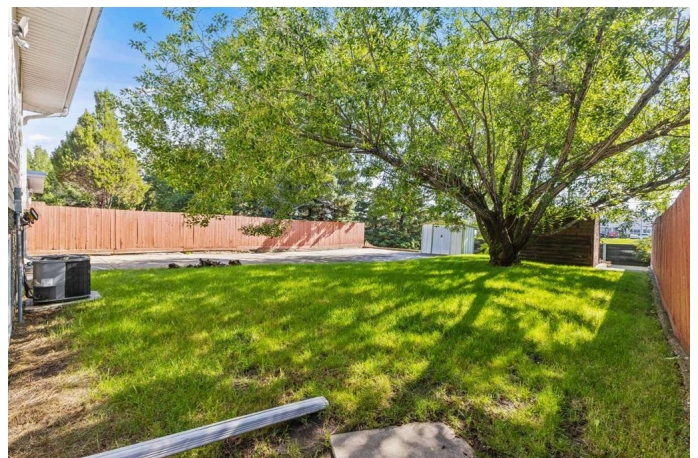
Canyon Meadows, Calgary, Alberta

**** Open House - Friday Aug 22 (12-2pm) & Saturday Aug 23 (10:30am-12:30pm)****
Opportunity Knocks - and it's sitting on a MASSIVE lot! This solid, well-kept RAISED bi-level is in amazing condition and exceptionally clean, offering space, flexibility, and endless potential for the forward-thinking buyer. With a unique sideways orientation, you'll enjoy an incredible yard and separate entrances that open the door to countless possibilities.

Move in and make it your own, live up/rent down, enjoy multi-generational living, add a suite, or explore development options - triple or quad garage, garage with suite, even a drive-under garage with suite (all subject to municipal approvals).

Inside, you'll find a bright, functional layout with large UPDATED WINDOWS on both levels, 2 bedrooms and 1 full bath up, plus another bedroom and bath down with egress windows above grade. This original-owner home has been lovingly maintained and features AIR CONDITIONING, WATER SOFTENER, newer appliances, a charming WOOD-BURNING FIREPLACE with stone surround, basement workshop, and mature landscaping.

No neighbours behind, exceptional neighbours beside, and walking-distance access to the C-Train make this an ideal spot for commuters. Schools, shopping, and amenities are close by. An affordable, rare find with unlimited



possibilities!

Built in 1974

Essential Information

MLS® #	A2242575
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	456 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2K7

Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, Parking Pad, Paved, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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