

# \$515,000 - 628 Cantrell Drive Sw, Calgary

MLS® #A2270061

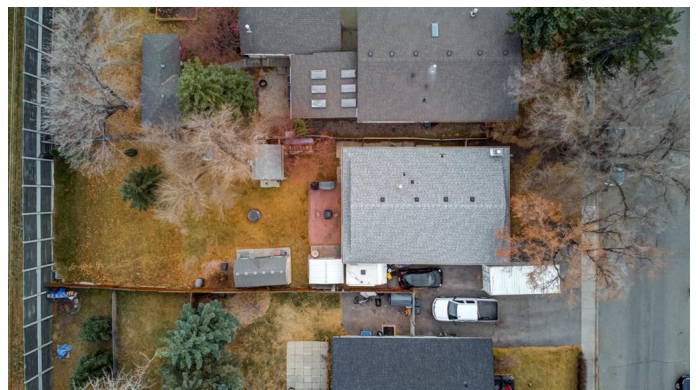
**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

HOME SWEET HOME in Canyon Meadows! Welcome to your incredible opportunity in one of Calgary's most established & desirable SW communities. This well-maintained BUNGALOW ON A MASSIVE 47' x 155' LOT WITH NO NEIGHBOURS BEHIND offers endless potential for renovators, investors, and families looking to personalize a home in an amazing location. Sitting on a RARE, DEEP LOT, this property is zoned R-CG, allowing for future redevelopment. With a SEPARATE SIDE ENTRANCE, huge yard, multiple sheds, and plenty of space to build your dream garage, this home is loaded with long-term value. The main floor features 3 BEDROOMS, a bright living room with a large, upgraded window, dining area, full 4-piece bath, and a convenient 2-PIECE ENSUITE in the primary bedroom. The lower level offers a spacious rec room with wood-burning fireplace, perfect for entertaining, movie nights, or future suite build-out, plus tons of storage & laundry space. Recent updates include FRESH PAINT, WATER TANK (2021), FURNACE MOTOR (~2018), upgraded meter & shut-off valve, and NEWER FRONT WINDOW with lifetime warranty, so some of the big-ticket items are done for you! Outside, the backyard is truly a showstopper: room for gardening, play areas, future garage, RV parking, you name it. Enjoy quiet suburban living with urban convenience: LRT ACCESS, SCHOOLS, PARKS SHOPPING, COMMUNITY POOL,



RESTAURANTS, FISH CREEK PARK & major roadways just minutes away. Whether you're looking to update and enjoy, hold as a rental, or redevelop in the future, this Canyon Meadows GEM delivers space, location, and potential that is hard to beat. Book your private tour today!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2270061    |
| Price          | \$515,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,120       |
| Acres          | 0.16        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 628 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 1W7               |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Driveway, Parking Pad |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Laminate Counters, No Smoking |
|-------------------|---------------------------------------------------------------------|

|                 |                                                         |
|-----------------|---------------------------------------------------------|
|                 | Home, See Remarks, Separate Entrance                    |
| Appliances      | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air                                              |
| Cooling         | None                                                    |
| Fireplace       | Yes                                                     |
| # of Fireplaces | 1                                                       |
| Fireplaces      | Basement, Wood Burning                                  |
| Has Basement    | Yes                                                     |
| Basement        | Full                                                    |

## Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard, Storage                                                                                                                           |
| Lot Description   | Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Views |
| Roof              | Asphalt Shingle                                                                                                                                                  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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