



GRASSROOTS
REALTY GROUP

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**628 Cantrell Drive SW
Calgary, Alberta**

MLS # A2270061



\$515,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maint		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: 3 Sheds in backyard, fire pit

****OPEN HOUSE: SUNDAY, NOVEMBER 16 FROM 2PM - 4PM**** 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 suite potential, or 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!

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