



**251 Cannell Place SW
Calgary, Alberta**

MLS # A2293287



\$670,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Investor alert, Still time to design your own space, Your dream home awaits! The opportunity to make your home, your own! Home started renovations but not completed. This spacious 1812 square foot home is set on a corner lot with a MASSIVE yard, in a quiet neighbourhood. Lots of space for entertaining, gardening, or enjoying your SOUTH facing backyard. The main floor features a large OPEN living space, leading you to your kitchen space., excellent for entertaining. Off from the kitchen is an additional formal living room with a WOOD BURNING fireplace, a half bathroom and laundry room/mudroom. An office on the main floor offers the flexibility to work from home or easily function as an extra bedroom or home-gym! Upstairs you will find a primary bedroom with a 3-piece ensuite, two comfortable sized bedrooms and another 4-piece bathroom. The basement is designed for a large living space, a bedroom with a walk-in closet, 3-piece bathroom and large storage/mechanical room. Close to amenities, access to major highways, shopping, and minutes from Fish Creek Park. This home is waiting for all the finishing touches, an excellent opportunity for investors or families!