



GRASSROOTS
REALTY GROUP

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368 Cantrell Drive SW
Calgary, Alberta

MLS # A2207385



\$663,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,176 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: none

Open House April 18th Friday 2:30-4PM! Great opportunity to get into Canyon Meadows! One of the best communities in Calgary, located at the north edge of Fish Creek Provincial Park, all three levels of schools Dr. E.P. Scarlett High School Regular (10-12), Early French Immersion (10-12), Late French Immersion (10-12); Ethel M. Johnson School * Regular (K-6), Harold Panabaker School Regular (7-9), Chinese (Mandarin) Bilingual (5-9), City recreation facility, tennis courts, C-Train, Direct bus to Downtown, wonderful community center, and so much more!! This spacious 5 bedroom bi-level single home has gone through a complete interior renovation since 2018. New flooring was installed throughout the house, and both the bathroom and the kitchen were fully renovated. All kitchen appliances and fixtures were replaced with brand-new units. Roof shingles were installed in 2019, a brand-new boiler was installed in March 2024. Vinyl windows. Great floor plan with living room, dining room, kitchen along with 3 bedrooms on the main floor, including a master with a 2 piece en suite bathroom. The lower level has a cozy family room with a wood-burning fireplace, two more bedrooms, a cold room and a utility / laundry room. Private back yard with a covered porch and green space along with large 2 oversized car garage and RV parking. Vinyl windows. This diamond in the rough is waiting for you!! Call your favorite realtor for your private showing before it's gone!!