

# \$599,900 - 534 Cantrell Drive Sw, Calgary

MLS® #A2236644

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Weâ€™re proudly presenting this amazing opportunity in Canyon Meadows! A 4-bedroom, 2-bath beautiful bungalow that offers 2,336ft<sup>2</sup> of total space on a huge yard with no neighbors behind. The lot just keeps going at 155â€™ deep you have the main area, and the property line sprawls to the back 40â€™ with a private forest-like area to the sound wall. This is a unique lot, and youâ€™d have to see it to believe it. Inside youâ€™ll find a renovated kitchen, granite counters, with high-end stainless-steel appliances. Most of the home has seen new LVP flooring, fresh paint, and lighting updates. As well as updated vinyl windows, a high efficient furnace, updated roof and an oversized single detached garage (26â€™ x 16â€™). The driveway is long and will accommodate additional parking or even trail parking if it suits you. Located just steps from the C-train station, schools, shopping, and playgrounds â€“ itâ€™s the perfect blend of convenience and comfort! Weâ€™d love to accommodate your showing requests and needs, and weâ€™re really excited to find the next proud owner of this perfect bungalow in Canyon Meadows.

Built in 1973

## Essential Information

MLS® # A2236644

Price \$599,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	534 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2K7

### Amenities

Parking Spaces	4
Parking	Oversized, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	51
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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