

\$514,900 - 468 Cantrell Drive Sw, Calgary

MLS® #A2268207

\$514,900

3 Bedroom, 1.00 Bathroom, 1,098 sqft
Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Welcome to 468 Cantrell Drive SE, a beautifully maintained bungalow in the highly sought-after community of Canyon Meadows. Listed for \$514,900, this home delivers the perfect blend of modern upgrades, spacious living, and unbeatable convenience.

Key Features & Recent Upgrades:

This charming detached home offers 1,141 sq ft above grade with 3 bedrooms and 1 full bathroom on the main floor, all sitting on a generous lot with a huge, private backyard. Energy Efficient: Enjoy peace of mind with new energy efficient windows installed in 2021. Move-in Ready Main Floor: Features a bright living room with a bay window, a dining area, and a kitchen with an eating bar. The flooring is a stylish mix of laminate hardwood and ceramic tile.

Outdoor Living: Step out onto your large 12' x 20' rear deck for outdoor dining and entertaining. The backyard is an open canvas with plenty of room for a future garage (with city approval) and features mature trees that have been recently pruned.

Workshop/Storage Shed: Wood framed with shingled roof, work bench, and window—perfect for storage or hobbies! Finished Basement & additional Future Potential

The full basement is 60%+ finished for maximum utility with laminate hardwood floors. **Functional Space:** The current finished space includes a cozy recreation room, an office, and a practical workshop/craft room.



Expansion Ready: The remaining area is already framed with roughed-in electrical and plumbing for a 4th large bedroom and a second full bathroom—a significant value-add opportunity!

Laundry: Dedicated laundry area with washer, dryer and sink.

Unbeatable Location:

The location simply cannot be beat! Leave the car at home and enjoy unparalleled walkability:

Commuter's Dream: The LRT (Train) station is just a 4-minute walk away.

Steps to Amenities: You are close to Fish Creek Park, and within walking distance to all levels of school.

Versatile Opportunity:

Whether you are looking for a family home to grow into, an accessible first home, or a smart investment property with solid rental potential and future development options, 468 Cantrell Drive SE is an outstanding opportunity.

Don't miss the chance to own this fantastic property that blends comfort, convenience, and value. Schedule your private viewing today!

Built in 1973

Essential Information

MLS® #	A2268207
Price	\$514,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	468 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2K7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, No Smoking Home, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Partial
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada
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