

# \$789,000 - 523 Cantrell Drive Sw, Calgary

MLS® #A2246622

**\$789,000**

6 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 6-bedroom, 4-bathroom home nestled in the sought-after community of Canyon Meadows. Situated on a generous 7,717 sq ft corner lot. Living at 523 Cantrell Drive SW means enjoying the perfect balance of urban convenience and natural beauty. Youâ€™re just steps away from transit, shopping, recreational facilities, and one of Calgaryâ€™s prime green spaces. The home features three bedrooms on the second floor and three additional bedrooms in the fully developed basement, providing ample room for families of all sizes. Enjoy three full bathrooms and a convenient half-bath on the main floor. Recent upgrades include a modernized kitchen, refreshed bathrooms, high-efficiency furnace, central air conditioning, newer windows, updated paint, and a new roof (2023). Step outside onto the large, low-maintenance deck, perfect for entertaining or relaxing in your private backyard oasis. This is a rare opportunity to own a well-maintained and move-in-ready home in one of Calgaryâ€™s most established and nature-connected neighborhoods. Donâ€™t miss out!

Built in 1973

## Essential Information

MLS® # A2246622

Price \$789,000



|                |                |
|----------------|----------------|
| Bedrooms       | 6              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,852          |
| Acres          | 0.18           |
| Year Built     | 1973           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 523 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 2K9               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Corner Lot                      |
| Roof            | Asphalt Shingle                 |
| Construction    | Brick, Metal Siding, Wood Frame |
| Foundation      | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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