\$699,000 - 307 Cantrell Place Sw, Calgary

MLS® #A2233767

\$699,000

4 Bedroom, 2.00 Bathroom, 1,091 sqft Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

WELCOME TO THIS BEATUIFUL WELL MAINTAINED 4-bedroom, 2-bathroom BI-LEVEL HOME nestled in the sought-after community of CANYON MEADOWS. Offering over 1,890 square feet of DEVELOPED LIVING SPACE, this residence combines comfort, style, and functionality in a FAMILY FRIENDLY NEIGHBORHOOD. Situated on a PEACEFUL CUL-DE-SAC, this secluded home BACKS ONTO A PATHWAY, providing unmatched privacy and an ideal setting for outdoor activities and relaxation. The SPACIOUS 5,716 sq.ft. LOT boasts a lush, landscaped backyard with mature trees, a garden area, and a convenient irrigation system, all on a flat, SOUTH-FACING BACKYARD perfect for entertaining or enjoying quiet evenings.

Inside, you'll find a RECENTLY RENOVATED home in superb condition, with NEWER WINDOWS and RECENT FRESH PAINT THROUGHOUT. The kitchen FEATURES GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES including a GAS RANGE and a tile floor. The upper level offers LARGE BEDROOMS with a charming BAY WINDOW in the living room, creating a bright and inviting atmosphere.

Additional highlights include a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a recently added covered COMPOSITE DECK and SHADED PATIO ideal for outdoor lounging. The house boasts a solid structure







with no slants, squeaks, or deterioration, and recent upgrades like a new roof (8 years old), newer furnace and air conditioning, and a dual wood-burning/gas fireplace in the family room add to its appeal.

Located conveniently near major highways such as McLeod Trail and Deerfoot Trail, commuting is a breeze. Excellent schools, including E.P. Scarlett High School, are nearby, making this home perfect for families seeking a friendly community with top amenities.

This home is in excellent condition, offering a blend of modern updates and classic charmâ€"ready for you to move in and make it your own. Don't miss this fantastic opportunity to live in one of Canyon Meadows' most desirable neighborhoods!

Built in 1973

Essential Information

MLS® # A2233767 Price \$699,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,091

Acres 0.13 Year Built 1973

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 307 Cantrell Place Sw

Subdivision Canyon Meadows

City Calgary
County Calgary

Province Alberta
Postal Code T2W2A3

Amenities

Parking Spaces 4

Parking Double Garage Attached, Concrete Driveway

of Garages 2

Interior

Interior Features Granite Counters, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Refrigerator, Window Coverings, Dryer, Gas Range, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning, Family Room, Gas Starter

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Cul-De-Sac, Many Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025

Days on Market 119

Zoning R-CG

Listing Details

Listing Office CIR Realty

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