

# \$515,000 - 456 Cantrell Drive Sw, Calgary

MLS® #A2242575

## \$515,000

3 Bedroom, 2.00 Bathroom, 1,036 sqft  
Residential on 0.17 Acres

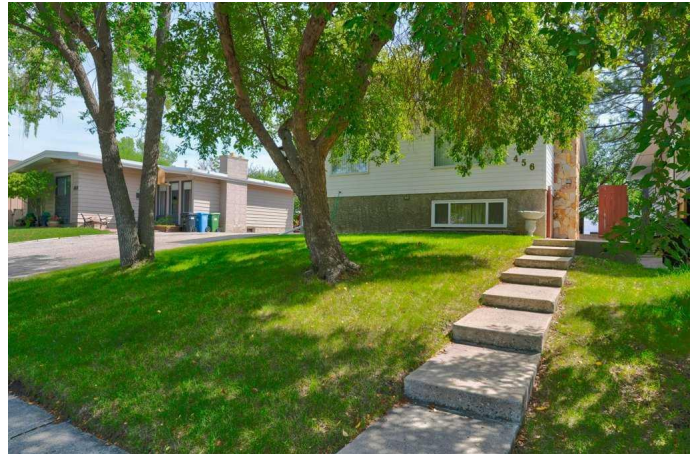
Canyon Meadows, Calgary, Alberta

Opportunity Knocks - and it's sitting on a MASSIVE lot! This solid, well-kept RAISED bi-level is in amazing condition and exceptionally clean, offering space, flexibility, and endless potential for the forward-thinking buyer. With a unique sideways orientation, you'll enjoy an incredible yard and separate entrances that open the door to countless possibilities.

Move in and make it your own, live up/rent down, enjoy multi-generational living, add a suite, or explore development options - triple or quad garage, garage with suite, even a drive-under garage with suite (all subject to municipal approvals).

Inside, you'll find a bright, functional layout with large UPDATED WINDOWS on both levels, 2 bedrooms and 1 full bath up, plus another bedroom and bath down with egress windows above grade. This original-owner home has been lovingly maintained and features AIR CONDITIONING, WATER SOFTENER, newer appliances, a charming WOOD-BURNING FIREPLACE with stone surround, basement workshop, and mature landscaping.

No neighbours behind, exceptional neighbours beside, and walking-distance access to the C-Train make this an ideal spot for commuters. Schools, shopping, and amenities are close by. An affordable, rare find with unlimited possibilities!



Built in 1974

## Essential Information

MLS® #	A2242575
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	456 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2K7

## Amenities

Parking Spaces	6
Parking	Driveway, Parking Pad, RV Access/Parking, Additional Parking, Paved

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage, Chandelier, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Mantle, Raised Hearth, Stone
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Front Yard, Paved  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 14th, 2025  
Days on Market        1  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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