

# \$649,900 - 840 Cannell Road Sw, Calgary

MLS® #A2252830

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

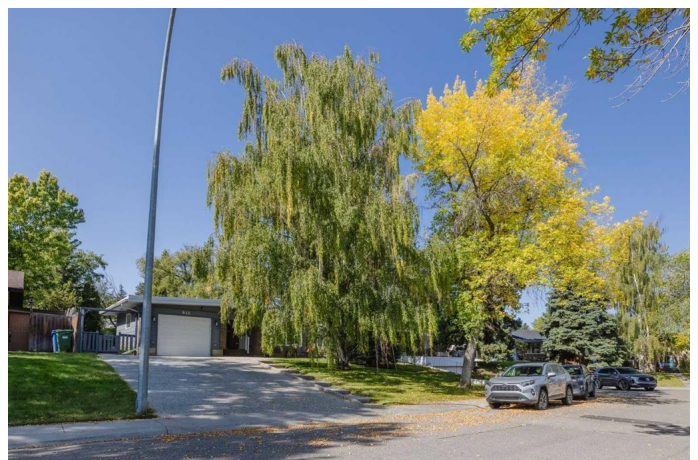
Welcome to mid-century modern charm in a beautiful setting - serenity in the city. Your beautiful and private back yard oasis is facing south and west, giving you lots of sun in the evenings, and for the morning sun (or shade on hot evenings) you have a charming patio beneath your gorgeous weeping birch tree at the front of the house. This beautifully maintained home is ready for your upgrades and personal touches to make it your own (and what a beautiful neighborhood to do it in).

On the main floor, beneath your vaulted ceiling, youâ€™ve got a fireplace in your big living room, three bedrooms and two bathrooms, and a bright south facing kitchen. Downstairs is a large family room with another fireplace, a fourth bedroom, an office (or another bedroom), another three piece bathroom, and lotâ€™s of storage. So much potential to update your new home into something special, and it's priced to sell... don't miss out!

Built in 1973

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2252830  |
| Price      | \$649,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,251       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 840 Cannell Road Sw |
| Subdivision | Canyon Meadows      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 1T4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Storage, Sump Pump(s)        |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | Central Air                  |
| Fireplace         | Yes                          |
| # of Fireplaces   | 2                            |
| Fireplaces        | Basement, Gas, Living Room   |
| Has Basement      | Yes                          |
| Basement          | Finished, Full               |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                  |
| Lot Description   | Back Yard, Front Yard, Level, Private, Rectangular Lot, Treed, Secluded |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Wood Frame                                                              |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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