

\$609,900 - 823 Cannell Road Sw, Calgary

MLS® #A2255815

\$609,900

4 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Your dream home is just a remodel away in Canyon Meadows! This charming bungalow offers over 2,335 sq. ft. of finished space on a massive south-facing lot backing directly onto green space â€” a rare find. Meticulously maintained, itâ€™s the perfect opportunity to keep the character details you love and renovate to your taste. Curb appeal sets the tone before stepping inside to a welcoming mudroom with access to the single-attached garage. Original parquet floors add charm, while a brick surround gas fireplace anchors the spacious living room, seamlessly connected to the dining area. Large windows flood the home with natural light and overlook the mature, treed front yard. The kitchen offers classic cottage vibes with a sunny breakfast nook and a thoughtful mix of updates â€” including a new stove, oven, and dishwasher. The primary suite features a walk-in closet and full ensuite, while two additional bedrooms and a generous main bathroom complete the main level. One bedroom even has patio doors to the deck, making a fantastic home office option. Downstairs, the finished basement is ideal for entertaining with a wet bar, rec space, and room for a theatre, gym, or games area. A den/office, full bathroom, hobby room, and laundry/utility room add versatility, along with a newly upgraded electrical panel. Outside is a true backyard oasis. The 6,100+ sq. ft. lot boasts mature trees, lush lawn, and a huge deck and patio for summer living. A private gate opens to Babbling Brook Park and the



soccer field, offering endless recreation. Deer often wander by, adding a touch of nature to your daily life. Walk to schools, shops, Bow Tie Pizza, and Fish Creek Park. Golf, the LRT, Macleod Trail, and Anderson Road are minutes away for easy commuting and city access. This property blends rare lot size, unbeatable location, and endless potential. See it today and imagine the possibilities.

Built in 1972

Essential Information

MLS® #	A2255815
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,301
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	823 Cannell Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1T5

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Closet Organizers, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Private, Treed, Many Trees, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.