

# \$599,900 - 444 Cantrell Drive Sw, Calgary

MLS® #A2214539

**\$599,900**

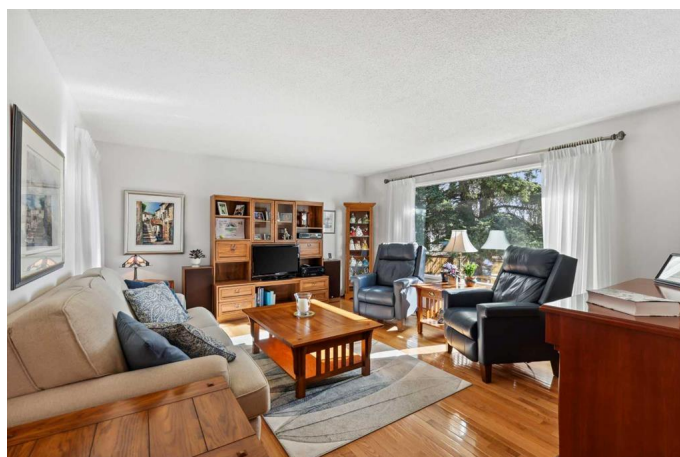
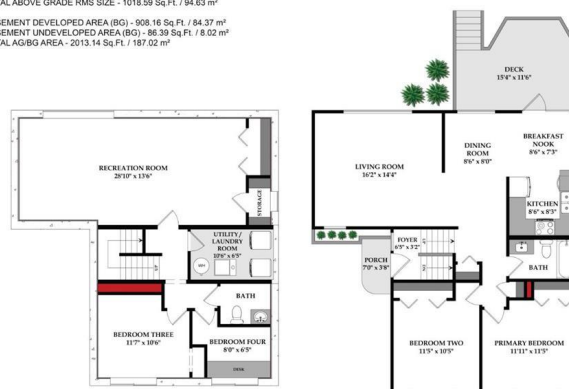
3 Bedroom, 2.00 Bathroom, 1,019 sqft  
Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Act fast... Priced under \$600,000! Classic Canyon Meadows Bi-level! Enjoy this convenient location - Steps away from the LRT station, Ice rink, parks, pathways, schools, day cares, medical, shopping, soccer, bike paths, bus transit, Fish Creek park, and expressways. This air-conditioned 3-bedroom + Den design has been looked after and generously improved over the years. There is a lot of entertaining room in the kitchen, nook, and family room area. The kitchen features newer white appliances (double oven) with raised panel oak cabinet doors, stone countertops, sink with window above, "Sunny" east-facing breakfast nook, and easy access to the large rear patio through the rear French door. Classic detail - gleaming hardwood floors with oak & mirror wall details! The three bedrooms are all good sizes. The basement features an office, bedroom, large 28' x 13' rumpus room, 1/2 bath, utility laundry area, and more storage. The backyard is fully landscaped with an extra-large upper deck, maintenance-free decking, new railing, shed & walkway, tall trees, and fully fenced! Plus, it's enormous - super long rectangular lot & with lots of play area... you'll appreciate the extra room. WOW! BONUS: Newer high-efficiency furnace, water tank, some windows, and doors. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!



**444 CANTRELL DRIVE SW**  
RECA REQUIREMENT STANDARD - CALGARY A2  
MAIN LEVEL (AG) - 1018.59 Sq Ft / 94.63 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1018.59 Sq Ft / 94.63 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 908.16 Sq Ft / 84.37 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 86.39 Sq Ft / 8.02 m<sup>2</sup>  
TOTAL AG/BG AREA - 2013.14 Sq Ft / 187.02 m<sup>2</sup>



Built in 1973

## Essential Information

MLS® #	A2214539
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,019
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	444 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1S7

## Amenities

Parking Spaces	2
Parking	Asphalt, Driveway, Off Street, Parking Pad

## Interior

Interior Features	Stone Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, No

Neighbours Behind, Private, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	24
Zoning	R-CG

### **Listing Details**

Listing Office	Jayman Realty Inc.
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