

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

MLS® #A2214539

**\$599,900**

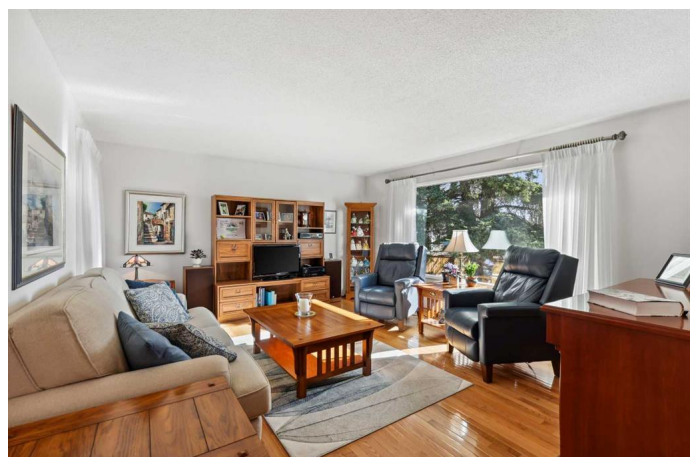
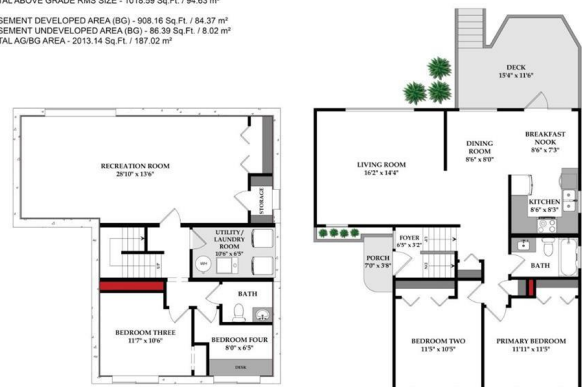
3 Bedroom, 2.00 Bathroom, 1,019 sqft  
Residential on 0.17 Acres

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        | Driveway, Off Street, Parking Pad, Asphalt |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage, Stone Counters   |
| 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 | 12               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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.