

# \$789,000 - 523 Cantrell Drive Sw, Calgary

MLS® #A2246622

**\$789,000**

6 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 6-bedroom, 4-bathroom home nestled in the sought-after community of Canyon Meadows. Situated on a generous 7,717 sq ft corner lot. Living at 523 Cantrell Drive SW means enjoying the perfect balance of urban convenience and natural beauty. Youâ€™re just steps away from transit, shopping, recreational facilities, and one of Calgaryâ€™s prime green spaces. The home features three bedrooms on the second floor and three additional bedrooms in the fully developed basement, providing ample room for families of all sizes. Enjoy three full bathrooms and a convenient half-bath on the main floor. Recent upgrades include a modernized kitchen, refreshed bathrooms, high-efficiency furnace, central air conditioning, newer windows, updated paint, and a new roof (2023). Step outside onto the large, low-maintenance deck, perfect for entertaining or relaxing in your private backyard oasis. This is a rare opportunity to own a well-maintained and move-in-ready home in one of Calgaryâ€™s most established and nature-connected neighborhoods. Donâ€™t miss out!

Built in 1973

## Essential Information

MLS® # A2246622

Price \$789,000



Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.18
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	523 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2K9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	TrustPro Realty
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