

# \$715,000 - 459 Cantrell Drive Sw, Calgary

MLS® #A2204813

**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,685 sqft  
Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Located on a quiet street in Canyon Meadows, this beautiful one of a kind custom two-storey home offers over 2,600 sq. ft. of developed living space, including the fully suited basement (illegal) renting for \$1,200 per month. Home Backs directly onto green space with stunning park views and incredible privacy. Designed with comfort, flexibility, and sustainability in mind, the home features 4 spacious bedrooms and 3 full bathrooms, including a main floor bedroom and full bath—ideal for guests or multi-generational living. The main floor boasts oak hardwood flooring, a vaulted living room with a cozy wood-burning fireplace, and newer triple-pane vinyl windows with reflective wrap, allowing for energy efficiency and abundant natural light. The bright, oversized kitchen offers plenty of prep space and flows seamlessly into the large dining area—perfect for hosting family gatherings. Main floor laundry adds daily convenience. Upstairs, the primary suite is a private retreat with its own balcony overlooking the park, a full ensuite, and ample closet space. The fully developed basement features a separate entrance and an illegal suite, complete with a gas fireplace, rainfall shower, and double jacuzzi tub, has its own SEPARATE laundry. Providing excellent flexibility for additional living or income potential. Outside, the private west-facing backyard is a serene escape, surrounded by mature landscaping and featuring a 5-person hot tub with updated spa pack—ideal for



year-round relaxation. The home is powered by 2.6 kW solar panels with bi-directional metering, offering reduced utility costs and eco-friendly living. Additional highlights include a stucco exterior with great curb appeal, a single attached garage, and an oversized driveway. Vacuflow, Furnace UV light sterilization and electrostatic. Enjoy an unbeatable location, just steps from Fish Creek Park, all levels of schools, Canyon Meadows LRT, public transit, and shopping. Whether you're looking for a family home or investment property, this is a rare opportunity to own a versatile, custom and energy-efficient home in a well-established community. Book your private showing today!

Built in 1974

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2204813       |
| Price          | \$715,000      |
| Bedrooms       | 4              |
| Bathrooms      | 3.00           |
| Full Baths     | 3              |
| Square Footage | 1,685          |
| Acres          | 0.14           |
| Year Built     | 1974           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 459 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W2K8                |

## Amenities

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

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | High Ceilings, Skylight(s), Vaulted Ceiling(s), Vinyl Windows         |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 2                                                                     |
| Fireplaces        | Gas, Wood Burning                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade               |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 39               |
| Zoning         | R-CG             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.