

# \$515,000 - 456 Cantrell Drive Sw, Calgary

MLS® #A2242575

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,036 sqft  
Residential on 0.17 Acres

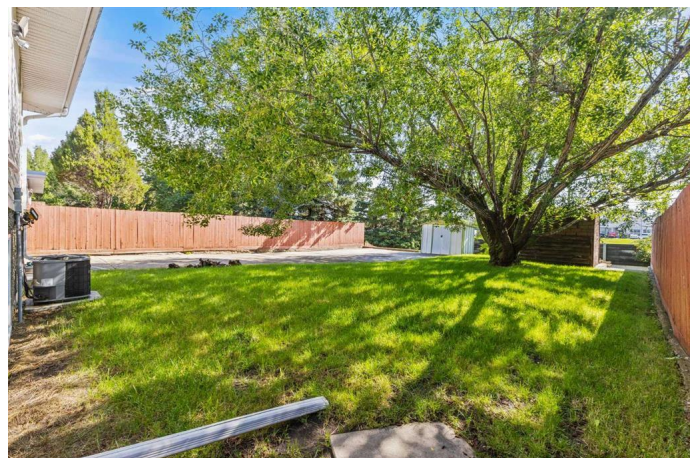
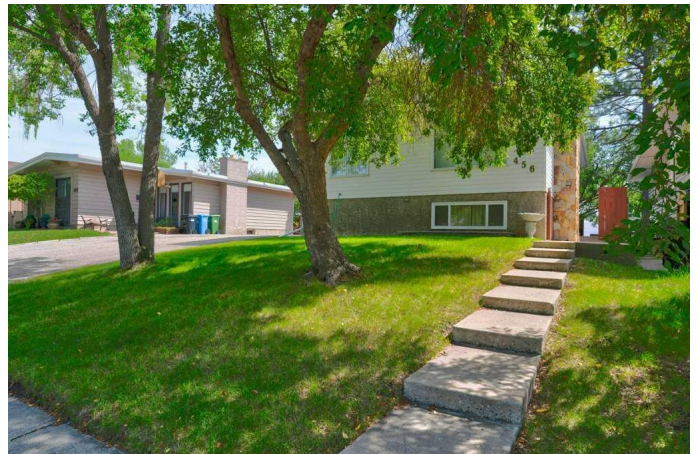
Canyon Meadows, Calgary, Alberta

Opportunity Knocks - and it's sitting on a MASSIVE lot! This solid, well-kept RAISED bi-level is in amazing condition and exceptionally clean, offering space, flexibility, and endless potential for the forward-thinking buyer. With a unique sideways orientation, you'll enjoy an incredible yard and separate entrances that open the door to countless possibilities.

Move in and make it your own, live up/rent down, enjoy multi-generational living, add a suite, or explore development options - triple or quad garage, garage with suite, even a drive-under garage with suite (all subject to municipal approvals).

Inside, you'll find a bright, functional layout with large UPDATED WINDOWS on both levels, 2 bedrooms and 1 full bath up, plus another bedroom and bath down with egress windows above grade. This original-owner home has been lovingly maintained and features AIR CONDITIONING, WATER SOFTENER, newer appliances, a charming WOOD-BURNING FIREPLACE with stone surround, basement workshop, and mature landscaping.

No neighbours behind, exceptional neighbours beside, and walking-distance access to the C-Train make this an ideal spot for commuters. Schools, shopping, and amenities are close by. An affordable, rare find with unlimited possibilities!



Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242575    |
| Price          | \$515,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,036       |
| Acres          | 0.17        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 456 Cantrell Drive Sw |
| Subdivision | Canyon Meadows        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W2K7                |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 6                                                                   |
| Parking        | Driveway, Parking Pad, RV Access/Parking, Additional Parking, Paved |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Separate Entrance, Storage, Chandelier, Vinyl Windows      |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Living Room, Wood Burning, Mantle, Raised Hearth, Stone                                       |
| Has Basement      | Yes                                                                                           |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Front Yard, Paved  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 14th, 2025  
Days on Market        2  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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