104 Cantree Place SW

Calgary | Active | MLS® A2353843

$724,999









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1974**	**1,370 sq. ft.**

Your next move starts with a conversation.

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Listed by LPT Realty

A closer look

Welcome to 104 Cantree Place SW, a beautifully maintained and thoughtfully updated 5 bedroom, 3 bathroom home situated on a fantastic corner lot in the established community of Canyon Meadows. Offering a wonderful combination of comfortable living, versatile spaces, and an incredible outdoor setting, this is a home with something for everyone!

The main floor features a welcoming living room with a gas fireplace, an inviting dining area, and a functional kitchen with an island, along with three bedrooms, including a primary suite with its own ensuite bathroom.

Step outside and discover what makes this property truly special! Surrounded by mature trees, the thoughtfully arranged yard offers multiple distinct outdoor spaces, each with its own purpose and charm. Enjoy your morning coffee or evening dinner on the deck, gather with friends around the firepit, relax on the patio, or let the kids enjoy their own space to play. With multiple seating areas and room to spread out, you can entertain, unwind, or simply enjoy a little peace and quiet.

And there's even more to love! The lower level offers an illegal suite with a separate entrance, two bedrooms, a generous recreation room, and a shared laundry arrangement. Whether you're accommodating extended family, creating a private space for guests, enjoying your own games and entertainment area, or exploring options for a home based business, the flexibility is a standout feature. One of the lower level bedrooms also includes its own sink, adding another practical element for a workspace, studio, or hobby area.

Location is another highlight! Enjoy walking-distance access to the C-Train, proximity to beautiful Fish Creek Provincial Park, numerous neighbourhood green spaces, schools, shopping, and everyday amenities. All this convenience, yet you can come home, settle onto your deck, and enjoy a surprisingly peaceful outdoor retreat.

And for those dreaming of a garage, the property offers a potential location for a future garage addition, subject to municipal approvals.

A home that offers more than meets the eye, inside and out. Come discover the possibilities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353843
Bedrooms	5
Bathrooms	3
Year Built	1974

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,370 sq. ft.
Below Grade Finished Area:	882 sq. ft.
Acreage:	No
Lot Area:	6,490 sq. ft.
Lot Frontage:	60'½"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	7
Year built:	1974 (Age: 52)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	731186
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	House
Roof:	Other
Ensuite:	Yes
Flooring:	Other
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Common Area
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	Fridge (2), Stove (2), Dishwasher (2)
Restrictions:	None Known
Main Floor	Bedroom - Primary · 12'11" × 12' ·
Main Floor	Bedroom · 9'8" × 9'6" ·
Main Floor	Bedroom · 12'11" × 8'9" ·
Main Floor	Dining Room · 91' × 10'6" ·
Main Floor	Foyer · 12'11" × 5'6" ·
Main Floor	Kitchen · 12'11" × 12' ·

Main Floor	Living Room · 17'7" × 14'10" ·
Basement	Bedroom · 16'7" × 13'2" ·
Basement	Bedroom · 12'3" × 12' ·
Basement	Kitchen · 9'11" × 9'11" ·
Basement	Game Room · 20'3" × 16'3" ·
Basement	Laundry · 12'3" × 11'5" ·
Basement	Furnace/Utility Room · 5'10" × 4'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island
Exterior Features:	Fire Pit, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-cantree-place-sw-calgary-a2353843/

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