244 Cantrell Drive SW

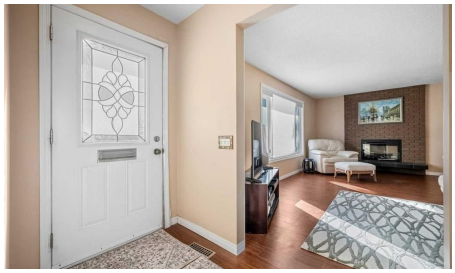
Calgary | Active | MLS® A2346544

$649,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1974**	**1,239 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

FACING FISH CREEK PARK! This spacious, 4 bedroom bungalow offers an exceptional location, a versatile floor plan & an expansive backyard with room to relax, entertain & enjoy the outdoors. With the park directly across the street, beautiful pathways, natural surroundings & year round recreation are just steps from your front door. The main floor features a bright living room centred around a fireplace, an adjoining dining area & a functional kitchen with convenient access to the outdoor living spaces. Step outside to enjoy both the deck & patio overlooking the large backyard, an inviting setting for summer gatherings, gardening, children or pets. Three bedrooms are located on the main level, including a generous primary bedroom with its own 4pc ensuite. A second full bathroom completes this floor. The fully developed basement considerably expands the living space. A large recreation room provides plenty of flexibility for movie nights, games, exercise equipment or a home office. An additional bedroom, another 4 piece bathroom, laundry area, & substantial storage make the lower level particularly practical for teenagers, guests or a growing family. Beautiful backyard with large patio and large, 24x22 double garage. This is an outstanding opportunity to enjoy a 4 bedroom, 3 full bathroom home in an established community, with a large yard & one of the city's most treasured natural spaces immediately across the street. Located close to schools, shopping, transit & major roadways, while offering easy access to the extensive pathway system, recreation & scenery of Fish Creek Provincial Park. A wonderful combination of space, location & long term potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346544
Bedrooms	4
Bathrooms	3
Year Built	1974
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,239 sq. ft.
Main Level Finished Area:	1,239 sq. ft.
Below Grade Finished Area:	1,147 sq. ft.
Acreage:	No
Lot Area:	5,608 sq. ft.
Lot Frontage:	60'½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1974 (Age: 52)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	2
Plan:	731499
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	See Remarks

Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Encroachment
Main Floor	Living Room · 19' × 11'5" ·
Main Floor	Kitchen · 15'4" × 12'2" ·
Main Floor	Dining Room · 9'3" × 8'6" ·
Main Floor	Bedroom - Primary · 14'5" × 11'11" ·
Main Floor	Bedroom · 11'11" × 9'1" ·
Main Floor	Bedroom · 15'5" × 10' ·
Basement	Game Room · 26'2" × 17'10" ·
Basement	Bedroom · 14'4" × 13'10" ·
Basement	Den · 19'10" × 17'5" ·
Basement	Furnace/Utility Room · 5'2" × 5'1" ·
Basement	Laundry · 7'6" × 6'5" ·
Title to Land:	Fee Simple

Community Features:	Golf, Playground, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Laminate Counters
Exterior Features:	None
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/244-cantrell-drive-sw-calgary-a2346544/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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