448 Cantrell Drive SW

Calgary | Active | MLS® A2354052

$719,500









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1973**	**1,227.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

Some homes make you slow down before you reach the door. Here it’s the covered timber-frame entry, built by hand by the owner, and a front yard planted for Calgary’s climate, so your weekends belong to you instead of the lawn. Step inside to a beautiful mudroom finished in the same warm wood, with heated floors and a place for every coat and pair of boots, then straight into a bright, open main floor that feels like home right away, with a vaulted ceiling and a bay window that fills the living room with light. New vinyl plank flooring runs from front to back, and the tastefully updated kitchen, with granite counters, a Dacor gas range, a brand-new fridge under warranty and a pantry, sits at the heart of it all, so whoever is cooking stays part of the conversation. The feature media wall, with custom Bluetooth speakers wired in, sets the scene for hosting, from slow Sunday brunches to a full house at the holidays. Blackout blinds that open from the top or the bottom run throughout. The primary bedroom has its own ensuite, and the bright second bedroom makes a lovely home office. Downstairs, the finished family room is a blank slate ready for your own personal touch, from movie nights to a games room, with a pipe already in place if you’d like to add a fireplace. Two more bedrooms and a renovated bathroom with heated floors give guests, teenagers or a home gym their own space. Out back, the fully fenced deep lot has a deck with a gas barbecue hookup, a fire pit for cool evenings, an established garden with asparagus, berries and rhubarb, and a shed for the tools. The oversized double garage is heated, with its own furnace and power, and doubles as a workshop for whatever you’re building next. Parking is easy, with an extended driveway that runs along the side of the house and opens up in front of the garage, with room for more vehicles, a trailer or a recreational vehicle. Hardie siding over exterior foam insulation makes for a warm, well-insulated home, and a wired security camera system and Kinetico water softener are included. Close to schools, shopping, the LRT and Fish Creek Park, this Canyon Meadows bungalow brings comfort and functionality together. ***Some photos are digitally edited to remove personal items; originals are included***

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354052
Bedrooms	4
Bathrooms	3
Year Built	1973
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:	1,227.6 sq. ft.
Main Level Finished Area:	1,227.6 sq. ft.
Below Grade Finished Area:	887.4 sq. ft.
Acreage:	No
Lot Area:	7,814 sq. ft.
Lot Frontage:	49'10½"
Front Exposure:	West
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	4
Year built:	1973 (Age: 53)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	731344
Heating:	In Floor, Forced Air, Natural Gas, See Remarks
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Other, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Oversized, Tandem, Workshop in Garage
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Wardrobe, butcher block island, Kinetico softener, shed, 2 speakers and media console, security cameras
Restrictions:	Encroachment, Restrictive Covenant, Utility Right Of Way
Main Floor	Living/Dining Room Combination · 25'7" × 22'2" ·
Main Floor	Bedroom - Primary · 14'8" × 10'6" ·
Main Floor	Bedroom · 14' × 9' ·
Main Floor	Kitchen · 20'1" × 8'7" ·
Main Floor	Entrance · 8'7" × 6'7" ·
Basement	Family Room · 22'7" × 16'10" ·
Basement	Bedroom · 13'3" × 12'2" ·

Basement	Bedroom · 15'11" × 10'4" ·
Basement	Storage · 11'8" × 7'8" ·
Basement	Laundry · 15'3" × 6'10" ·
Basement	Other · 6'10" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)
Exterior Features:	BBQ gas line, Fire Pit, Garden, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Landscaped, Low Maintenance Landscape, Native Plants, Treed
Num. of Parcels:	0
Outbuildings:	Shed
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/448-cantrell-drive-sw-calgary-a2354052/

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

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