

628 Cantrell Drive SW
Calgary, Alberta

MLS # A2232874



\$560,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: 3 Sheds in backyard, fire pit

HOME SWEET HOME! Calling all investors and home buyers! Welcome to this charming home situated in the sought-after SW community of Canyon Meadows! This 3 bedroom, 1.5 bathroom home is perfectly located on a generous 45 x 155 foot lot offering a ton of potential and value. Whether you're a first-time buyer, investor, or looking for a great property to renovate in a well-established neighbourhood. Some of the big-ticket items have already been updated: fresh paint, newer water shut-off valve, upgraded meter, furnace motor replaced about 7 years ago, water tank replaced in 2021, and a newer front living room window (under 5 years old and still under lifetime warranty). The main floor features a terrific bright layout with a 2 piece vanity bathroom, 3 bedrooms including the spacious primary retreat, a wonderful 4 piece bathroom, a spacious living room, formal dining area and a well maintained, fully equipped kitchen. The basement offers a massive recreation/family room and tons of space for all of your storage needs. Head outside and you will find a large backyard with fire pit, 3 large sheds. Also, there is a large driveway and space for you to build the garage of your dreams. You can't beat the location. Just minutes to Macleod Trail, the LRT, schools, shopping, and Fish Creek Park. Don't miss out on this affordable opportunity, book your private viewing today!