

**632 Cantrell Drive SW
Calgary, Alberta**

MLS # A2280886



\$729,900

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|------------------|---|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,062 sq.ft. | Age: | 1972 (54 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Paved, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Tankless Hot Water | | |

Inclusions: Basement appliances

* OPEN HOUSE this Saturday, JANUARY 31st 1-4PM * Welcome to 632 Cantrell Drive SW — a fantastic opportunity in the highly desirable southwest community of Canyon Meadows. This fully renovated home sits on a massive 48x154 ft private lot which allows you to create exceptional outdoor living. The main floor features a bright and inviting living area highlighted by large windows and spacious west facing deck — perfect for relaxing evenings and watching the sunset. The beautifully designed kitchen flows seamlessly creating an open and functional layout ideal for everyday living and entertaining. Two generously sized bedrooms, laundry and a full bathroom complete the main level. Downstairs, the fully developed basement offers a renovated and LEGAL SECONDARY SUITE with its own separate side entrance — an excellent option for extended family, guests, or rental income. This level includes a spacious family/living area, kitchen, two bedrooms, convenient laundry, and a 3-piece bathroom. Located in one of Calgary’s most established and sought-after southwest neighbourhoods, this versatile property offers outstanding value for homeowners and investors alike. Offering both space and just minutes from shopping, schools, parks, the Canyon Meadows golf course and public transit. Don’t miss your chance to own this one-of-a-kind home — book your private showing today!