



628 Cantrell Drive Calgary Alberta

\$560,000

HOME SWEET HOME! Calling all investors and home buyers! Welcome to this charming bungalow situated in the sought-after SW community of Canyon Meadows! This 3 bedroom, 1.5 bathroom home is perfectly located on a generous 47 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 and 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! (id:6769)

Family room 25.92 Ft x 28.17 Ft

Storage 4.42 Ft x 7.83 Ft

Storage 12.58 Ft x 11.33 Ft

Furnace 13.42 Ft x 24.42 Ft

2pc Bathroom 4.75 Ft x 4.17 Ft

4pc Bathroom 8.17 Ft x 7.67 Ft

Bedroom 9.83 Ft x 9.92 Ft

Bedroom 9.83 Ft x 8.58 Ft

Dining room 11.42 Ft x 7.08 Ft

Foyer 4.00 Ft x 5.50 Ft

Kitchen 11.42 Ft x 10.42 Ft

Living room 11.75 Ft x 19.50 Ft

Primary Bedroom 12.17 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.homesweethometeam.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca