

\$759,000 - 523 Cantrell Drive Sw, Calgary

MLS® #A2253045

\$759,000

6 Bedroom, 4.00 Bathroom, 1,852 sqft
Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 6-bedroom, 4-bathroom home nestled in the sought-after community of Canyon Meadows. Situated on a generous 7,717 sq ft corner lot. Living at 523 Cantrell Drive SW means enjoying the perfect balance of urban convenience and natural beauty. Youâ€™re just steps away from transit, shopping, recreational facilities, and one of Calgaryâ€™s prime green spaces. The home features three bedrooms on the second floor and three additional bedrooms in the fully developed basement, providing ample room for families of all sizes. Enjoy three full bathrooms and a convenient half-bath on the main floor. Recent upgrades include a modernized kitchen, refreshed bathrooms, high-efficiency furnace, central air conditioning, newer windows, updated paint, and a new roof (2023). Step outside onto the large, low-maintenance deck, perfect for entertaining or relaxing in your private backyard oasis. This is a rare opportunity to own a well-maintained and move-in-ready home in one of Calgaryâ€™s most established and nature-connected neighborhoods. Donâ€™t miss out!

Built in 1973

Essential Information

MLS® #	A2253045
Price	\$759,000



Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.18
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	523 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2K9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Corner Lot, Garden, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.