

# \$769,900 - 832 Cannell Road Sw, Calgary

MLS® #A2236442

**\$769,900**

4 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.19 Acres

Canyon Meadows, Calgary, Alberta

4 BEDROOMS | INCREDIBLE YARD | ENERGY EFFICIENT | IMMACULATE | -  
\*\*Open House Saturday July 5 from 1:00-4:00pm\*\* Welcome to 832 Cannell Road SW, located in the desirable Southwest community of Canyon Meadows. As you step inside this wonderfully maintained 4 bedroom, 2.5 bathroom home with 1720 square feet of total livable space, you'll be captivated by large east-facing windows that fill the space with natural light. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring heated ceramic tile as well as hardwood flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen is a chef's paradise, featuring an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the patio for outdoor grilling and entertaining in the incredible back yard. Outside you will find a meticulously maintained backyard with a spacious patio, garden, underground sprinklers, and Gazebo, perfect for relaxing or hosting outdoor gatherings. You can find comfort in the cooler months with heated tile floors in the kitchen and bathrooms, a high-efficiency furnace (2022) and triple pane windows. The basement has also recently been equipped with an egress window for future bedroom development. Don't miss out on this



wonderful home, located on a quiet street within walking distance to Fish Creek Park all while having access to all essential amenities. This house won't stay on the market for long, schedule your private viewing today!

Built in 1972

**Essential Information**

MLS® #	A2236442
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	832 Cannell Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1T4

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, On Street, Insulated, Rear Drive
# of Garages	2

**Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Recessed Lighting, Vinyl Windows
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Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot, Garden, Landscaped, Private, Treed, Underground Sprinklers, Gazebo, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Baxter & Associates Real Estate Services
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