



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 CANTRELL Place, Calgary T2W 1X2**

MLS®#: **A2162049**

Area: **Canyon Meadows**

Listing Date: **09/05/24**

List Price: **\$816,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,398**  
Low Sqft:  
Ttl Sqft: **1,398**

DOM

**13**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Irregular Lot**  
Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 11`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`2" x 16`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 17`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`0" x 12`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1165LK**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to 128 Cantrell Place SW, nestled in the serene community of Canyon Meadows in a quiet CUL-DE-SAC. This exquisite 1398 sq ft fully renovated bungalow boasts 5 bedrooms and 3 full bathrooms, offering a luxurious retreat with a fully finished basement. The main floor welcomes you with a spacious open-concept kitchen, perfect for culinary enthusiasts, complemented by a generous dining area ideal for family meals and entertaining guests. Step outside onto the delightful deck and admire the expansive, beautiful backyard, on this quiet cul-de-sac, where you can relax in privacy or host gatherings in style. The yard is enclosed with a fence, providing a safe and tranquil space for outdoor activities and enjoyment. The house features mostly new windows and freshly painted stucco very recently . Downstairs, the basement impresses with two spacious bedrooms, a full bath, and versatile living area including a recreation space and a theatre area, offering plenty of room for relaxation and entertainment and has SEPARATE ENTRANCE. Situated on a low-traffic street, this home ensures peace and security while being conveniently located near parks, schools, and amenities, making it an ideal choice for discerning buyers seeking both comfort and luxury in a prime Calgary location..**

Inclusions: **n/a**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**128 Cantrell Pl SW, Calgary, AB**

Main Building, Total Exterior Area Above Grade 1388.55 sq ft



Main Floor  
Exterior Area 1388.55 sq ft

Basement (Below Grade)  
Exterior Area 1229.49 sq ft

PREPARED: 2024/07/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**128 Cantrell Pl SW, Calgary, AB**

Basement (Below Grade) Exterior Area 1229.49 sq ft

Interior Area 1170.91 sq ft



0 4 8  
ft

PREPARED: 2024/07/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**128 Cantrell Pl SW, Calgary, AB**

Main Floor Exterior Area 1388.55 sq ft

Interior Area 1284.32 sq ft



0 4 8  
ft

PREPARED: 2024/07/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

