



THE
A-TEAM

**RE/MAX
FIRST**

128 CANTRELL Place, Calgary T2W 1X2

MLS®#: **A2177181** Area: **Canyon Meadows** Listing Date: **11/04/24** List Price: **\$752,000**
 Status: **Active** County: **Calgary** Change: **-\$13k, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1972** Abv Sqft: **1,398**
Lot Information Low Sqft:
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **1,398**
 Lot Shape:

DOM

47
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** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** 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	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 13`0"	Bedroom	Main	9`7" x 9`6"
Bedroom	Main	8`10" x 13`0"	3pc Ensuite bath	Main	8`10" x 13`0"
4pc Bathroom	Main	8`10" x 4`11"	Living Room	Main	14`9" x 17`7"
Kitchen	Main	11`11" x 13`4"	4pc Bathroom	Basement	4`11" x 7`10"
Bedroom	Basement	12`1" x 11`11"	Bedroom	Basement	9`0" x 12`3"
Game Room	Basement	12`2" x 16`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1165LK

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to 128 Cantrell Place SW, located in the peaceful Canyon Meadows community on a quiet cul-de-sac. This stunning 1,398 sq ft renovated bungalow features 5 bedrooms and 3 full bathrooms, with a fully finished basement. The main floor offers an open-concept kitchen and spacious dining area, perfect for entertaining. Enjoy the large, fenced backyard from your deck, ideal for relaxation and gatherings. The home includes mostly new windows and freshly painted stucco. The basement has two bedrooms, a full bath, and versatile space for recreation and a theater area, plus a separate entrance. Situated on a low-traffic street, this home is close to parks, schools, and amenities, making it perfect for those seeking comfort and luxury in Calgary.

Inclusions:
Property Listed By:

n/a
Real Broker

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











128 Cantrell PI SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1399.95 sq ft



Main Floor
Exterior Area 1399.95 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 PI SW, Calgary, AB

Basement (Below Grade): Exterior Area 1229.49 sq ft
Interior Area 1119.91 sq ft



PREPARED: 2024/07/16

0 3 6 ft

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128 Cantrell PI SW, Calgary, AB

Main Floor: Exterior Area 1399.95 sq ft
Interior Area 1284.52 sq ft



PREPARED: 2024/07/16

0 3 6 ft

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.

