

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

MLS® #A2236442

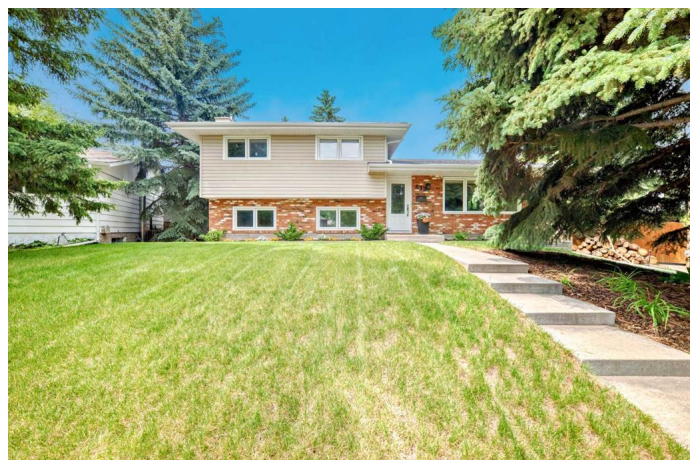
**\$769,900**

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 |
|-------------------|---------------------------------------------------------------------------------------------------------|

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| 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 | 1              |
| Zoning         | R-CG           |

## Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Baxter & Associates Real Estate Services |
|----------------|------------------------------------------|

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