

# \$724,900 - 1004 Cantabrian Drive Sw, Calgary

MLS® #A2233492

**\$724,900**

3 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

Opportunity knocks in desirable Canyon Meadows! This lovingly cared for bungalow boasting tremendous curb appeal will have you wanting more. Upon entry, you are greeted with a large living and dining room combination, making it for entertaining guests or spending a quiet night with the family. Kitchen offers loads of cupboard space, newer stainless steel appliances, an eating space for the kitchen table, and views of the large backyard. Completing the main level are 3 generous sized bedrooms and a full main bathroom. The primary bedroom has dual closets and an updated full ensuite with jet tub. South facing windows have an added feature of recently installed vista spectrally-selective films, which offer excellent heat rejection and heat savings with the added bonus of enhanced curb appeal. Fully finished basement has a large recreation room, another full bathroom, plenty of storage, and 2 additional rooms that can easily be bedrooms but will just need egress. Backyard oasis offers a beautiful, private and safe space for the family along with an oversized double garage. Additional features to this home worth mentioning - new eaves to dwelling (2023), newer lights to main entrance (LED) and hallway (LED), kitchen, dining room, primary bedroom (all 2023), roof insulation and air chutes-fiberglass insulation to R50 (2024), front load washer/dryer combination (2025). Pretty much everything that was needed has been addressed. Only your very own personal



touches remain. As for the community itself, Canyon Meadows offers so many features for you and your family. Playgrounds and green spaces with mature trees throughout the community, Babbling Brook Park, Canyon Meadows Aquatic and Fitness Center, tennis courts, all levels of schooling within walking distance, area shopping, not to mention the area community center and outdoor rinks just down the road. Close to Fish Creek Provincial Park and easy access to everything with the central location. This is a special home now ready to be passed onto the next family for their future enjoyment and care.

Built in 1968

### **Essential Information**

MLS® #	A2233492
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1004 Cantabrian Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1L7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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