

# \$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, Insulated, On Street, 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, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
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, Gazebo, Landscaped, Pie Shaped Lot, Private, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Baxter & Associates Real Estate Services
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