

# \$649,900 - 840 Cannell Road Se, Calgary

MLS® #A2252830

## \$649,900

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

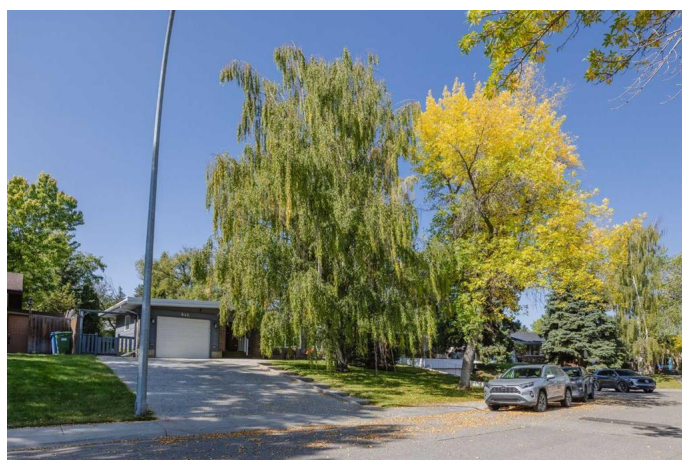
Welcome to mid-century modern charm in a beautiful setting - serenity in the city. Your beautiful and private back yard oasis is facing south and west, giving you lots of sun in the evenings, and for the morning sun (or shade on hot evenings) you have a charming patio beneath your gorgeous weeping birch tree at the front of the house. This beautifully maintained home is ready for your upgrades and personal touches to make it your own (and what a beautiful neighborhood to do it in).

On the main floor, beneath your vaulted ceiling, youâ€™ve got a fireplace in your big living room, three bedrooms and two bathrooms, and a bright south facing kitchen. Downstairs is a large family room with another fireplace, a fourth bedroom, an office (or another bedroom), another three piece bathroom, and lotâ€™s of storage. So much potential to update your new home into something special, and it's priced to sell... don't miss out!

Built in 1973

## Essential Information

MLS® #	A2252830
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,251
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	840 Cannell Road Se
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1T4

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Storage, Sump Pump(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Level, Private, Rectangular Lot, Treed, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG

## **Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.