

# \$549,900 - 11722 Canfield Road Sw, Calgary

MLS® #A2219944

**\$549,900**

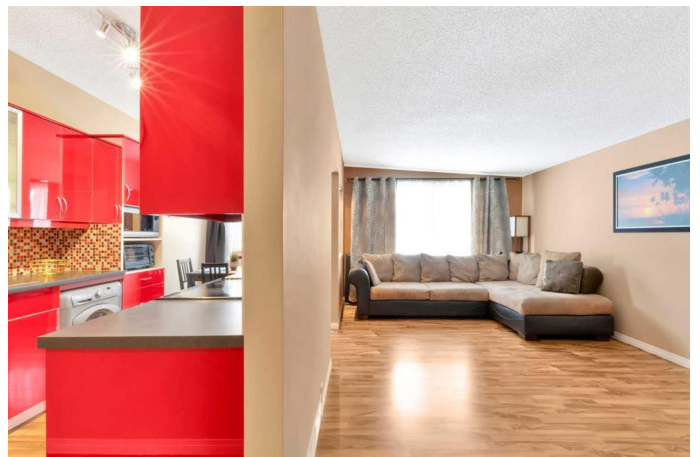
4 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

RARE OPPORTUNITY in Canyon Meadows! NO CONDO FEES, BACKS ONTO GREEN SPACE, BASEMENT WITH RENTAL POTENTIAL. Welcome to your next home or investment! This move-in ready 4bed, 2bath gem is perfectly located on a quiet street with no rear neighbours, backing directly onto a green space and off-leash dog park. Ideal for families, nature lovers, or investors. Upstairs boasts a bright and spacious layout with 2 oversized bedrooms, a fully updated bathroom, a modern kitchen, sunlit dining area, and a living room flooded with natural light. Stylish laminate flooring and fresh finishes throughout give the home a clean, contemporary feel. Downstairs? A fully developed illegal basement suite featuring 2 more large bedrooms, a full bath, its own kitchen, separate laundry, and huge windows, plus a professionally built sauna! Perfect for rental income, multi-generational living, or extra space to enjoy. Key upgrades include: Newer roof, furnace, and hot water tank, ensuring peace of mind for years to come. The oversized attached garage and huge driveway offer tons of parking, a rare find in this price point! Live up, rent down, or rent both! Flexible, functional, and full of potential. Close to Fish Creek Park, LRT, top-rated schools, shopping, and more. Act fast, homes like this don't last long. Book your showing today!

Built in 1972



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2219944               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 821                    |
| Acres          | 0.09                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11722 Canfield Road Sw |
| Subdivision | Canyon Meadows         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 1V5                |

## Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 6                                                               |
| Parking        | Additional Parking, Driveway, Oversized, Single Garage Attached |
| # of Garages   | 1                                                               |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Sauna, Storage, Vinyl Windows |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer        |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full, Suite                                          |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Private Entrance, Private Yard, Storage                                                                         |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, Low Maintenance Landscape, No Neighbours |

|              |                          |
|--------------|--------------------------|
|              | Behind, Private          |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 3              |
| Zoning         | R-CG           |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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