

11722 Canfield Road SW
Calgary, Alberta

MLS # A2219944



\$539,900

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	821 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sauna, Storage, Vinyl Windows		

Inclusions: None

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!