

# \$535,000 - 11722 Canfield Road Sw, Calgary

MLS® #A2235912

**\$535,000**

4 Bedroom, 2.00 Bathroom, 821 sqft

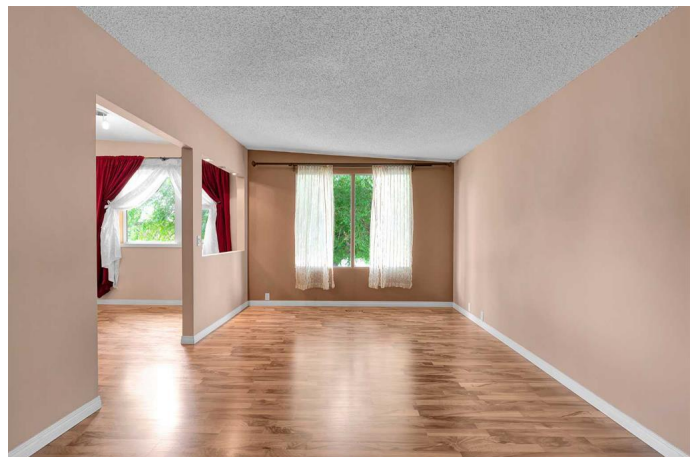
Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

RARE FIND in Canyon Meadows - NO CONDO FEES + BACKING GREEN SPACE! This move-in ready 4 bed, 2 bath duplex is the perfect family home or investment opportunity. Located on a quiet street with no rear neighbours, it backs directly onto green space and an off-leash dog park - ideal for families, pet owners, or nature lovers. Upstairs offers a bright, open layout with two oversized bedrooms, an updated full bathroom, a modern kitchen, a sunlit dining area, and a living room filled with natural light. Stylish laminate flooring and fresh finishes throughout give the home a clean, contemporary feel. The fully developed illegal basement suite features two more large bedrooms, a full bath, its own kitchen, separate laundry, and oversized windows. It even includes a professionally built sauna! This duplex is perfect for rental income, multi-generational living, or extra space to enjoy. Key upgrades include a newer roof, furnace, and hot water tank for peace of mind. An oversized attached garage and extra-wide driveway provide rare parking space at this price point. Live up, rent down, or rent both. Flexible, functional, and full of potential. Close to Fish Creek Park, LRT, schools, shopping, and more. Homes like this don't come up often. Book your showing today.

Built in 1972

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2235912               |
| Price          | \$535,000              |
| 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, Storage, Vinyl Windows, Sauna |
| 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    | June 30th, 2025 |
| Days on Market | 49              |
| Zoning         | R-CG            |

**Listing Details**

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

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