

# \$539,900 - 11722 Canfield Road Sw, Calgary

MLS® #A2219944

**\$539,900**

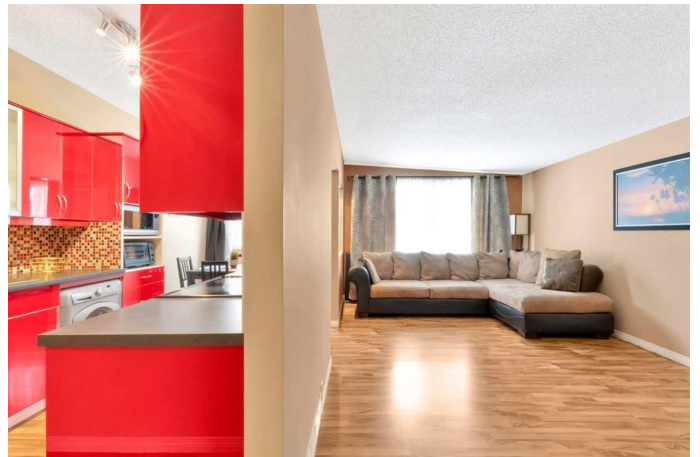
4 Bedroom, 2.00 Bathroom, 821 sqft

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 donâ€™t last long. Book your showing today!

Built in 1972



## Essential Information

MLS® #	A2219944
Price	\$539,900
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	Driveway, Oversized, Single Garage Attached, Additional Parking
# 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	Private Entrance, Private Yard, Storage, Awning(s)
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	12
Zoning	R-CG

### **Listing Details**

Listing Office	Town Residential
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