

**11722 Canfield Road SW**  
**Calgary, Alberta**

**MLS # A2219944**



## \$539,900

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

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

**Inclusions:** None

\*\*\*\*\*COME VISIT OUR OPEN HOUSE &ndash; BEST PRICED DUPLEX IN CANYON MEADOWS! SATURDAY, JUNE 14TH FROM 2&ndash;4 PM!\*\*\*\*\* 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&rsquo;t last long. Book your showing today!