

11723 Canfield Road SW
Calgary, Alberta

MLS # A2303589



\$534,900

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,056 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas, Other	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Storage shed

Income generating half-duplex in the lovely community of Canyon Meadows. It has two self contained legal suites with separate entrances and in-suite laundry. Tenants in both suites have been there long term and are interested in staying. This offers immediate cash flow and low vacancy risk. The upstairs suite offers a bright, open concept living with a corner fire place, gas stove and private balcony. The basement suite was renovated in 2022 and is modern and self-contained. Upgrades over the years include windows (2018), balcony sliding doors (2019), fence (2020). Outside there is a fully fenced yard with a patio and shed and a back alley with parking for two vehicles. Canyon Meadows is close to transit (including the LRT) excellent schools, shopping, parks, and conveniently close to major routes. It attracts quality renters and holds its value. This is a straightforward hassle free investment with consistent income.