

**11759 Canfield Road SW**  
**Calgary, Alberta**

**MLS # A2307595**



**\$529,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** 2 X All Appliances

Welcome to 11759 Canfield Road SW, an exceptionally rare investment and lifestyle opportunity in the heart of Canyon Meadows. This bi-level half duplex offers a 2 BEDROOM UPPER UNIT SEPARATE FROM THE 2-BEDROOM LEGAL LOWER SUITE, making it an ideal option for investors, multi-generational living, or an owner-occupier who wants to live upstairs while using the lower suite to help offset the mortgage. The upper level features a bright and functional layout with 2 bedrooms, a full 4pc bathroom, updated flooring, newer carpet, updated countertops, newer blinds, refreshed baseboards, newer appliances, its own laundry, and fresh paint. The lower legal suite offers its own kitchen, living area, 2 bedrooms, 3p bathroom, separate laundry, oversized bi-level windows, updated carpet, updated countertops, newer blinds, fresh paint, and excellent separation from the upper living space. Both units also have wood burnign fireplaces. Significant improvements have been completed over the years, including electrical rewiring for the legal suite, a new roof in 2026, updated appliances, updated laminate flooring and carpets, updated window frames, a newer downstairs kitchen window, updated plumbing for the upstairs laundry, new fencing, a side deck, refreshed exterior water faucets, and improved rear parking with the fence moved to create double parking stalls. The location is another major advantage, facing a beautiful treed green space and offering excellent access to Anderson C-Train Station, nearby schools, parks, pathways, shopping, transit, and the established amenities that make Canyon Meadows such a consistently desirable southwest community. With 4 total bedrooms, 2 full bathrooms, 2 kitchens, 2 laundry areas, 2 legal suites, off-street parking, a south-facing fenced backyard, and a long list of practical upgrades already completed,

this property stands out as a rare and highly flexible opportunity in a mature, transit-friendly neighbourhood. Properties with properly legalized upper and lower suites are difficult to find, especially in this location, making this one a compelling option for buyers looking for income potential, long-term hold value, or affordable ownership with built-in mortgage support. Contact listing agent for a complete list of updates and when they were done.