

907 Canfield Crescent SW
Calgary, Alberta

MLS # A2354158

\$699,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Hot Tub

Welcome to this beautifully updated bungalow in the established community of Canyon Meadows, offering 4 bedrooms, 2.5 bathrooms and immediate possession! Step inside to an open-concept living room, kitchen and dining area filled with natural light, where new flooring and fresh paint create a bright, welcoming space for everyday living and entertaining. The generous primary bedroom features its own ensuite, while two additional bedrooms complete the main floor. The fully finished basement offers an oversized recreation room with plenty of space for movie nights, games and relaxing with family. A fourth bedroom and renovated bathroom add flexibility, while updated carpet, windows, lighting and paint give the lower level a comfortable, finished feel. Outside, the spacious west-facing backyard is ready to enjoy with a new composite deck, hot tub, custom patio and fire pit area, plus a new fence for added privacy. Whether you're hosting summer barbecues or unwinding after a long day, there's room to make the most of outdoor living. The oversized detached garage, measuring approximately 21' x 29', is a standout feature with insulated walls, a built-in workbench, 240V power and a radiant tube heater. An 8-foot-high garage door accommodates a lifted truck, making this an excellent space for vehicles, hobbies and projects. Conveniently located close to schools, shopping and the LRT, this bungalow offers comfortable living, fantastic outdoor space and an exceptional garage—all ready for you to call home!