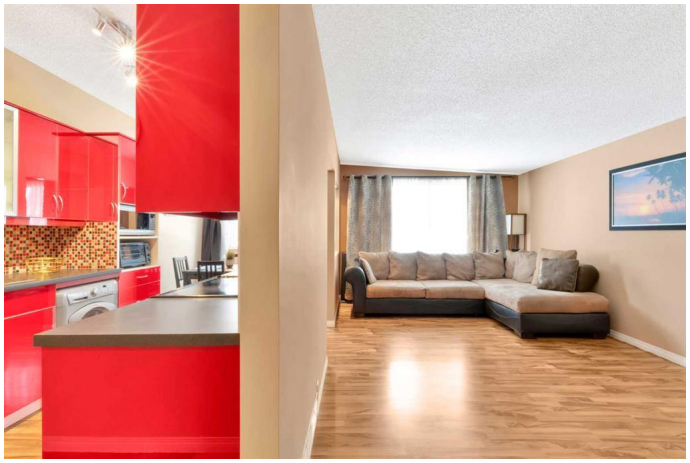
$549,900 - 11722 Canfield Road Sw, Calgary

MLS® #A2208633

$549,900
4 Bedroom, 2.00 Bathroom, 821 sqft
Residential on 0.09 Acres



Canyon Meadows, Calgary, Alberta

Rare Find in Canyon Meadows with NO CONDO FEES â€“ BACKING ONTO GREEN SPACE with the FULLY FINISHED BASEMENT THAT IS READY TO BE RENTED! Stop the search â€” this is the one! Welcome to this beautifully updated and MOVE-IN READY 4-bedroom, 2-bathroom home in the heart of desirable Canyon Meadows. Tucked away on a QUIET STREET with NO NEIGHBOURS BEHIND, this property backs directly onto green space and an OFF-LEASH DOG PARK â€” the perfect blend of nature and convenience! Upstairs youâ€™ll find two BRIGHT, oversized bedrooms, a stylish upgraded bathroom, a modernized kitchen, sunny dining area, and a spacious living room with loads of NATURAL LIGHT. Fresh laminate flooring and tasteful finishes throughout make it feel like home the moment you walk in. The FULLY DEVELOPED illegal BASEMENT SUITE with the professionally built Sauna is a showstopper, featuring 2 large bedrooms, a full bathroom, its own kitchen, separate laundry, and big windows for tons of natural light â€” ideal for RENTAL INCOME or extended family living. Upgrades? Newer roof, newer water tank, newer furnace â€” move in with peace of mind! Plus an OVERSIZED ATTACHED GARAGE and HUGE DRIVEWAY with space for all your vehicles. Live upstairs and rent downstairs, rent both, or keep it all for yourself â€” the flexibility is unbeatable. Minutes to Fish Creek Park, LRT, top schools, shopping, and more. Rare opportunity,

unbeatable location, and true pride of ownership â€” donâ€™t miss out! Book your showing today before it's gone!

Built in 1972

Essential Information

MLS® #	A2208633
Price	$549,900
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, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Few Trees, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	Town Residential

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