

# \$515,000 - 1019 Canfield Crescent Sw, Calgary

MLS® #A2220994

**\$515,000**

4 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

Great Investment Opportunity in Canyon Meadows!

This bright and spacious bi-level home offers 4 bedrooms and a functional layout that's ideal for families or investors. The main floor features a large living room, a separate dining area, and a well-equipped kitchen with ample cabinetry and counter space. Two comfortable bedrooms and a full 4-piece bathroom complete the upper level.

The fully developed lower level provides even more living space with a cozy family room, two additional bedrooms with large windows, a versatile flex/games room, another 4-piece bathroom, a spacious laundry area, and plenty of storage.

Step outside to a large, fully fenced backyard with a generous deck—perfect for entertaining or relaxing outdoors. The roof and furnace have been updated in recent years and are in good working condition.

Located in the established community of Canyon Meadows, this home is close to schools, parks, the Canyon Meadows Recreation Centre & Pool, shopping, and offers convenient access to transit and the Anderson LRT station.

Schedule your private viewing today!



Built in 1971

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220994               |
| Price          | \$515,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 959                    |
| Acres          | 0.09                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1019 Canfield Crescent Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W1K5                    |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Built-In Range |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard, Other |
|-------------------|---------------------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                        |
| Construction    | Brick, Stucco, Wood Frame              |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | M-C1           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.