

# \$450,000 - 11742 Canfield Road Sw, Calgary

MLS® #A2219286

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

This 2-storey duplex offers the perfect blend of location and lifestyle. Situated across from a spacious green space and backing onto an alley, this home is ideally located near all three school levels, shopping, an off-leash park, and the expansive Fish Creek

Parkâ€™Canadaâ€™s second-largest urban park.

Inside, youâ€™ll find neutral tones, warm wood kitchen cabinetry, and an open-concept layout filled with natural light, creating a bright and inviting atmosphere. Upstairs features three generously sized bedrooms, ample closet space, and a 4-piece bathroom complete with a relaxing soaker tub.

The fully fenced backyard includes a solarium, storage shed, gas BBQ hookup, and a double garageâ€™perfect for both entertaining and everyday convenience. The basement comes with built-in bookshelves and is roughed-in for future development, ready for you to make it your own.

Donâ€™t miss this opportunity to enjoy a peaceful, family-friendly community with unbeatable access to nature and amenities.



Built in 1972

## Essential Information

MLS® # A2219286

Price \$450,000

Bedrooms 3

Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	11742 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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