

\$539,900 - 11722 Canfield Road Sw, Calgary

MLS® #A2219944

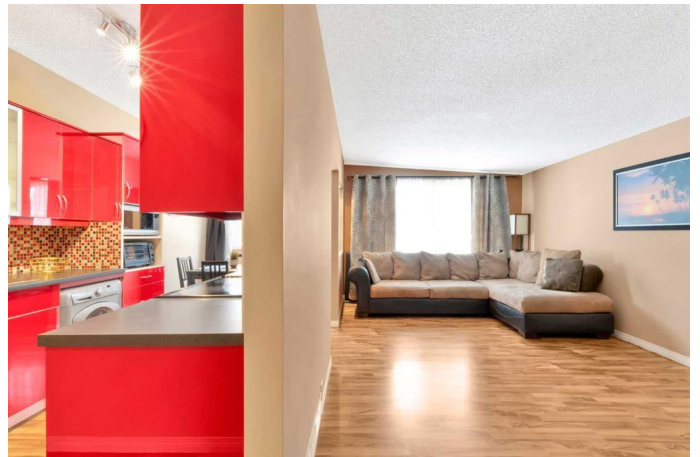
\$539,900

4 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

*****COME VISIT OUR OPEN HOUSE â€“
BEST PRICED DUPLEX IN CANYON
MEADOWS! SATURDAY, JUNE 14TH FROM
2â€“4 PM!***** RARE OPPORTUNITY in
Canyon Meadows! NO CONDO FEES,
BACKS ONTO GREEN SPACE, BASEMENT
WITH RENTAL POTENTIAL. Welcome to your
next home or investment! This move-in ready
4bed, 2bath gem is perfectly located on a quiet
street with no rear neighbours, backing directly
onto a green space and off-leash dog park.
Ideal for families, nature lovers, or investors.
Upstairs boasts a bright and spacious layout
with 2 oversized bedrooms, a fully updated
bathroom, a modern kitchen, sunlit dining
area, and a living room flooded with natural
light. Stylish laminate flooring and fresh
finishes throughout give the home a clean,
contemporary feel. Downstairs? A fully
developed illegal basement suite featuring 2
more large bedrooms, a full bath, its own
kitchen, separate laundry, and huge windows,
plus a professionally built sauna! Perfect for
rental income, multi-generational living, or
extra space to enjoy. Key upgrades include:
Newer roof, furnace, and hot water tank,
ensuring peace of mind for years to come. The
oversized attached garage and huge driveway
offer tons of parking, a rare find in this price
point! Live up, rent down, or rent both!
Flexible, functional, and full of potential. Close
to Fish Creek Park, LRT, top-rated schools,
shopping, and more. Act fast, homes like this
donâ€™t last long. Book your showing today!



Built in 1972

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2219944 |
| Price | \$539,900 |
| 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 | Additional Parking, Driveway, Oversized, Single Garage Attached |
| # 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 | Awning(s), Private Entrance, Private Yard, Storage |
|-------------------|--|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 10th, 2025 |
| Days on Market | 38 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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