# \$499,000 - 11741 Canfield Road Sw, Calgary

MLS® #A2217386

## \$499,000

4 Bedroom, 2.00 Bathroom, 945 sqft Residential on 0.07 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this semi detached property, a fantastic opportunity in the heart of Canyon Meadows â€" one of Calgary's most established and family-friendly communities! This half duplex sits directly across from a peaceful green space, giving you a beautiful front view and a great spot to unwind or walk the dog (off leash park, minutes away, too!).

The location couldn't be more convenient. Enjoy quick access to Fish Creek Park, one of Canada's largest urban parks, near Canyon Meadows Golf & Country Club, and just down the road from Canyon Meadows Aquatic & Fitness Centre. Walk to Anderson C-Train Station â€" perfect for commuters, close to Canyon Meadows Elementary School (Spanish Bilingual Program), minutes to Dr. E.P. Scarlett High School, with AP programs and athletic facilities.

This well-maintained property features 2 bedrooms on the main level and 2 additional bedrooms below, offering flexibility for families, guests, or home office space. The main floor boasts a thoughtfully designed layout, with the living and dining areas separated from the private bedroom area to provide both comfort and privacy.

Some upgrades were done over the years: a new roof in 2012, windows in 2011 and the exterior door, including the garage door, and the furnace 2012.







The south-facing backyard is ready for your gardening dreams â€" or build that double garage you've always wanted (subject to City of Calgary permits). Plus, you're

only minutes from Southcentre Mall, grocery stores, restaurants, and other essential services.

Commuting is a breeze with easy access to Anderson Road, Macleod Trail, and Stoney Trail, connecting you to all corners of the city.

Whether you're looking to invest or settle in, this home offers the perfect mix of lifestyle, location, and long-term value. Don't miss it!

#### Built in 1971

#### **Essential Information**

MLS® # A2217386 Price \$499.000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 945
Acres 0.07
Year Built 1971

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 11741 Canfield Road Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta

Postal Code T2W 1J6

#### **Amenities**

Parking Spaces 2

Parking Driveway, Garage Door Opener, Garage Faces Front, Parking Pad,

Single Garage Attached, On Street

# of Garages 1

#### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage,

Vinyl Windows

Appliances Dishwasher, Refrigerator, Stove(s), Window Coverings

Heating Forced Air, Hot Water, Humidity Control, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Rectangular Lot

Roof Flat, Tar/Gravel

Construction Aluminum Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 38

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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