

\$539,000 - 12112 Canfield Road Sw, Calgary

MLS® #A2218868

\$539,000

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

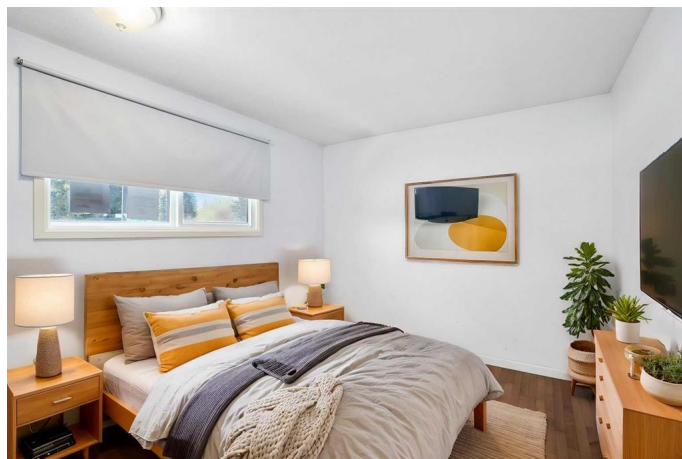
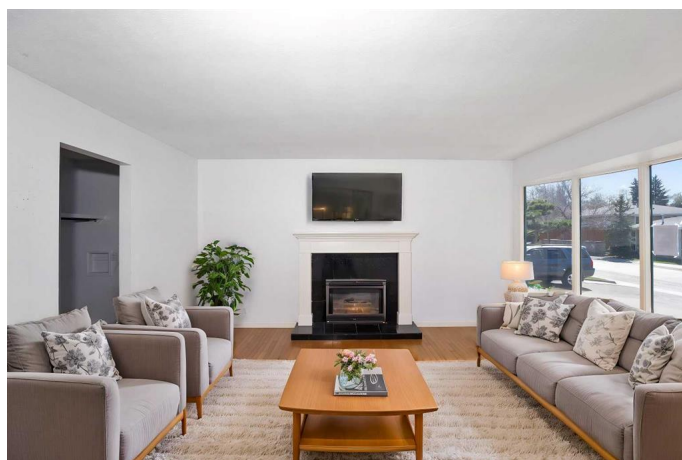
Prime Opportunity in Canyon Meadows â€“ 8800+ SQFT LOT! This is your chance to secure a high-potential property in one of Calgaryâ€™s most desirable and established neighbourhoods. Whether youâ€™re looking to renovate, rent, or redevelop, this bungalow checks all the boxes. Surrounded by strong comparables, this is an ideal acquisition for investors looking to capitalize on one of Calgaryâ€™s most stable and desirable neighbourhoods. This home features a bright and spacious living area, side entrance, a large primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The fully finished basement includes a large recreation area, another 4-piece bath, and laundry â€“ ideal for a secondary suite conversion (subject to approval and permitting by the city/municipality). The expansive backyard is a rare find â€“ easily accommodating a future oversized garage or home extension, with ample room left for outdoor enjoyment. Located on a quiet street within walking distance to the Canyon Meadows LRT, top-rated schools, shopping, and parks. Donâ€™t miss out on this value-packed investment! SOME PHOTOS ARE VIRTUALLY STAGED.

Built in 1973

Essential Information

MLS® #

A2218868



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|----------------|-------------|
| Price | \$539,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,010 |
| Acres | 0.20 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 12112 Canfield Road Sw |
| Subdivision | Canyon Meadows |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 1V2 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--------------------------------|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | None |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Front Yard, Low Maintenance Landscape |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 71 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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