

# \$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	6
Zoning	R-CG

### **Listing Details**

Listing Office	CIR 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.