

# \$525,000 - 12112 Canfield Road Sw, Calgary

MLS® #A2218868

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

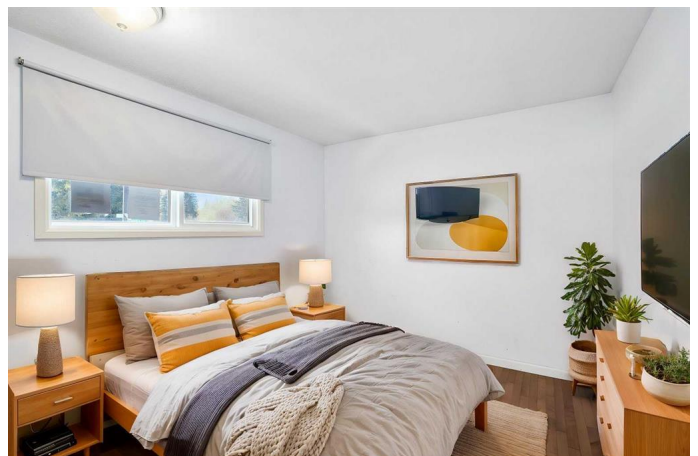
Prime Opportunity in Canyon Meadows â€“ 8800+ SQFT LOT! This is your chance to secure a high-potential property in one of Calgaryâ€™s most desirable and established neighbourhoods. Whether youâ€™re looking to renovate, rent, or redevelop, this bungalow checks all the boxes. Surrounded by strong comparables, 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



|                |             |
|----------------|-------------|
| Price          | \$525,000   |
| 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 | 89            |
| Zoning         | R-CG          |

**Listing Details**

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

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