

\$450,000 - 11724 Canfield Road Sw, Calgary

MLS® #A2235609

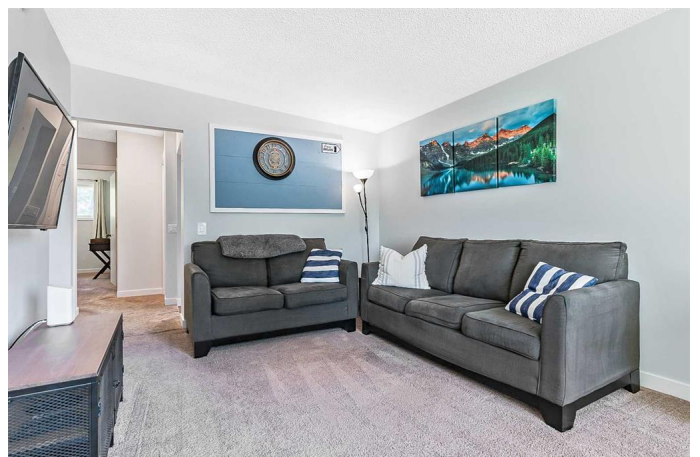
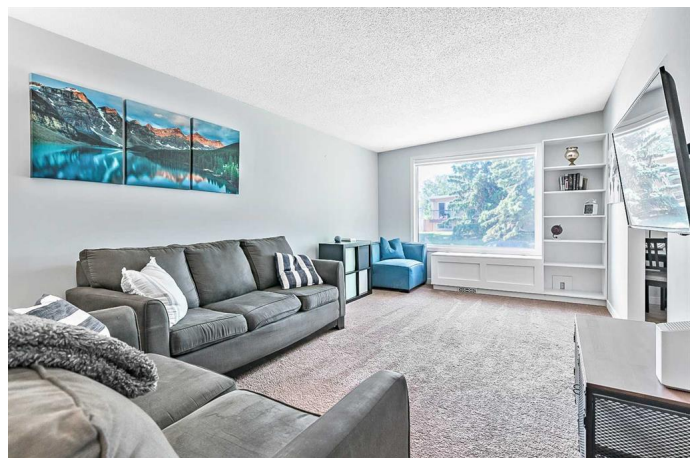
\$450,000

4 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this stunning half duplex nestled in the highly sought-after Canyon Meadows neighborhood. This exceptional property offers four spacious bedrooms and two full bathrooms across two thoughtfully designed levels. The main floor showcases a generous kitchen, complemented by a charming breakfast nook for casual dining. The expansive living room features an oversized window that floods the space with natural light and includes attractive custom built-ins for added functionality. Two well-appointed bedrooms and an updated 4pc bathroom complete the upper living space. The finished basement extends your living options with two additional bedrooms, a full 4pc bathroom, convenient laundry facilities, and versatile recreation and games rooms. A practical storage room ensures all your belongings have their place. The outdoor space truly shines with a fully fenced yard featuring an impressive deck ideal for entertaining and relaxation. A storage shed provides additional utility for your outdoor equipment and seasonal items. Location benefits are exceptional in this desirable neighborhood. Families will appreciate the proximity to quality schools at all educational levels. Commuting is effortless with nearby public transit connections and LRT access. Shopping conveniences, recreational facilities including outdoor hockey rinks and tennis courts, the Canyon Meadows fitness center, and the natural beauty of Fish Creek Park are all within comfortable walking



distance, making this property perfect for active lifestyles.

Built in 1972

Essential Information

MLS® #	A2235609
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	11724 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed
Roof	Tar/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.