

\$599,900 - 911 Canfield Crescent Sw, Calgary

MLS® #A2114112

\$599,900

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this bright and cheery 4 bedroom home in the family friendly community of Canyon Meadows. This well cared for home is just steps to Canyon Meadows Elementary school that also offers Spanish immersion. A gorgeous newer front door greets you and the foyer and living room are filled with flowing natural light throughout the day. The vaulted ceilings and beam give it a unique feel. The dining room is spacious enough for a table of at least 8. The kitchen has been upgraded with granite counter tops, an island, updated appliances and stainless steel backsplash. Watch the kids play in the yard from the large kitchen window complete with exterior power blind for shade, privacy and security. There are 3 bedrooms on the main floor all with hardwood flooring and the primary bedroom is a generous size. Heading toward the basement you'll find the separate entrance and floor to ceiling storage. The basement has a large rec room and even larger bedroom with multiple storage closets. There is also a separate kitchen and full bathroom in the basement. Could easily be a basement suite (subject to approval and permitting by the city/municipality). The giant west facing backyard with newer fence is a real feature of this property. It is very private with tons of room to play, lounge, BBQ and entertain! Watch the perennials jump to life this spring from one of the 2 patios. Recent improvements include European Tilt and Turn windows (2015). The bonus of these windows is both



the inside and outside of the glass can be cleaned from inside the house. The shingles were replaced in 2017 and a new tankless hot water tank in 2022. Furnace was replaced in 2012.

Canyon Meadows is a terrific community with multiple school options, shopping and an LRT station for quick commutes to downtown. For those who appreciate the outdoors Canyon Meadows is filled with parks and paths for walking as well the pool/fitness centre.

Built in 1969

Essential Information

MLS® #	A2114112
Price	\$599,900
Sold Price	\$681,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	911 Canfield Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1K5

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Beamed Ceilings, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water
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Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Fire Pit, Garden, Playground
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Lot Description	Back Lane, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	March 15th, 2024
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Date Sold	March 18th, 2024
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Days on Market	3
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	MaxWell Canyon Creek
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