

\$579,900 - 12256 Canfield Road Sw, Calgary

MLS® #A2118064

\$579,900

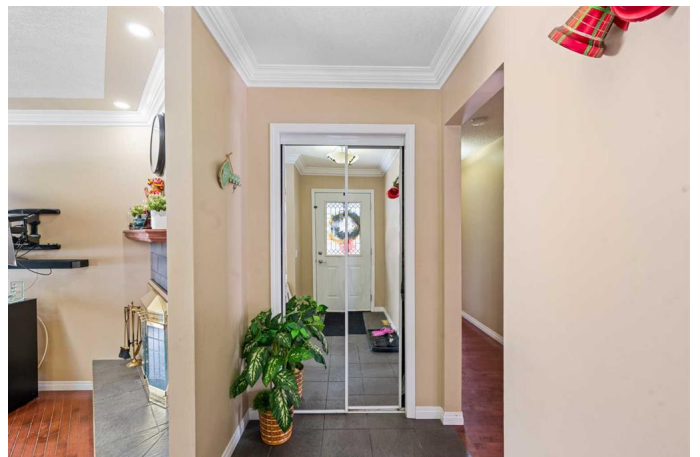
3 Bedroom, 3.00 Bathroom, 1,180 sqft
Residential on 0.12 Acres

Canyon Meadows, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY (MARCH 30 & 31) at 2PM to 4PM Welcome to your dream home in the sought-after community of Canyon Meadows! Close to Fish Creek park, shopping, minutes away from schools and playgrounds and very close proximity to major roadways (Macleod Trail, Anderson Rd, Canyon Meadows Rd to 14th Street). This charming detached 3-bedroom bungalow boasts a spacious back yard and front yard, providing ample space for outdoor activities and relaxation perfect for a growing family!

As you step inside, you'll be greeted by a beautifully maintained interior featuring recently painted walls and recently replaced flooring on both the main level and basement level, offering a fresh and modern aesthetic throughout. The main level features a master bedroom with its own access to the backyard, one bedroom, a fully equipped kitchen and a full four piece bathroom with heated flooring.

Another big highlight of this property is its fully finished basement featuring one bedroom, a bonus room that you can turn into an office or an extra bedroom, a full four piece bathroom also with heated flooring, spacious living/family room, a kitchenette area, ample storage complete with a separate entrance for privacy and convenience. Ideal for guests, tenants, or extended family members, this space offers endless possibilities.



Key updates include a new furnace, new water tank, and a new roof - all installed in 2018, ensuring peace of mind and energy efficiency for years to come.

Don't miss out on the opportunity to make this stunning property your new home. Call your favorite realtor and schedule a viewing today!

Built in 1972

Essential Information

MLS® #	A2118064
Price	\$579,900
Sold Price	\$597,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12256 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1J9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 10th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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