

\$499,800 - 1043 Canfield Crescent Sw, Calgary

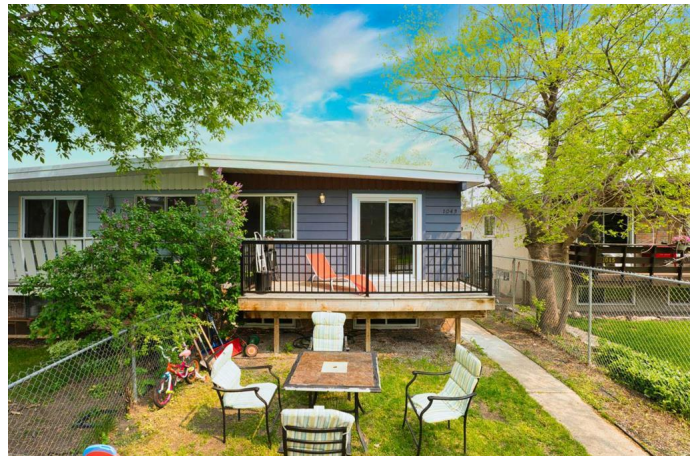
MLS® #A2134022

\$499,800

5 Bedroom, 2.00 Bathroom, 1,000 sqft
Residential on 0.07 Acres

Canyon Meadows, Calgary, Alberta

It's not often these days you'll find a home in a desirable community FRONTING ONTO A GREENSPACE with 5 BEDROOMS tonnes of upgrades including a COMPLETELY SEPARATE ACCESS illegal WALKOUT BASEMENT SUITE at a price like this...! WALK TO SCHOOLS, LRT, FITNESS & FISH CREEK PARK | WEST FRONT YARD & BALCONY | TWO LAUNDRY ROOMS | WALKOUT LOWER LEVEL | INCREDIBLE OPPORTUNITY | HIGHLY SOUGHT AFTER MATURE COMMUNITY | ****RARE**** Savvy investors or first-time buyers are going to love this illegally suited property with 2 SELF CONTAINED SUITES! Ideally located within the highly sought after, mature community of Canyon Meadows. Nestled beside Fish Creek Park and the Canyon Meadows Golf and Country Club. Within walking distance to schools, parks, the Anderson LRT station, South Centre Mall and the Canyon Meadows Aquatic & Fitness Centre. This spacious and bright home offers 2 rental opportunities or tons of room for multi-generational living each with their own entrance and laundry. A large front yard with sunny west exposure is privately fenced with room for kids and pets to play plus a large balcony for barbequing or unwinding. The living room invites relaxation while patio sliders stream in west-exposure sunshine. Arched cutouts into the kitchen create an open atmosphere for great connectivity. The galley-style kitchen features extended cabinetry creating loads of storage



plus is equipped with laundry and a large window framing the soaring trees of this mature neighbourhood. A skylight ensures plenty of light graces the dining room for a bright gathering space. 3 large bedrooms and a 4-piece bathroom are also on this level. A separate rear entrance to the illegally suited basement is optimal for a tenant or extended family members. Being a walkout allows for large windows throughout this level that create a brightness not normally found in a below grade level. Conveniently, a laundry room with front load machines allows ultimate privacy from the upper level. The kitchen is huge with a plethora of extra cabinet and countertop space making hosting and family meals a breeze. 2 windows adorn the adjacent dining room and another in the living room for endless natural light in all the living spaces. 2 additional bedrooms and another full bathroom are also on this level. UPDATED: Fencing and utilities including electrical boxes. A massive are to build a garage or extend the backyard space. Phenomenally located close to everything - several parks, schools, restaurants and shops. All types of shopping are easily accessed at Southcentre, Avenida and Shawnessy shopping districts. Easy access to major thoroughfares and transit when you do need to leave the neighbourhood. Truly an outstanding location! Don't miss out on another great purchase and call you agent to book an appointment now! This wont last long...

Built in 1970

Essential Information

MLS® #	A2134022
Price	\$499,800
Sold Price	\$522,000
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.07
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1043 Canfield Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1K5

Amenities

Parking Spaces	2
Parking	Off Street, Oversized, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Smart Home, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 4th, 2024
Days on Market	4
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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