

\$549,998 - 12132 Canfield Road Sw, Calgary

MLS® #A2146778

\$549,998

3 Bedroom, 3.00 Bathroom, 1,220 sqft
Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

WELCOME to your new HOME! Well maintained BIGGER 1,200 sqft bungalow on a QUIET street in one of Calgary's MOST DESIRED communities. HUGE back yard (9,000 square feet total lot area) for a potential GARAGE or a backyard SUITE (please check with the city if allowed). The main floor has THREE BIGGER bedrooms, TWO of 4-pc bathrooms, kitchen with a good VIEW of the backyard. Basement has a SEPARATE rear ENTRY. POTENTIAL for a LEGAL SECONDARY SUITE (please check with the city if allowed). Has a WET BAR (plumbing done for you), TV area and recreation area. The bigger square footage offers lots of storage and the possibilities to MAKE extra LEGAL BEDROOM/S. Home is a walk to the LRT. Community is IN DEMAND by BOTH homeowners and/or renters.

Built in 1973

Essential Information

MLS® #	A2146778
Price	\$549,998
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220



Acres	0.21
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12132 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V2

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue
Lot Description	No Neighbours Behind, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	July 4th, 2024
Date Sold	September 26th, 2024
Days on Market	84
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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