

\$598,000 - 12152 Canfield Road Sw, Calgary

MLS® #A2157514

\$598,000

3 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.25 Acres

Canyon Meadows, Calgary, Alberta

Welcome to your new family home in the heart of Canyon Meadows! This charming 3-bedroom home boasts 2 full baths and a generous 1900 sqft of total living space, providing ample room for your family to thrive. Set on an expansive pie-shaped lot, this property offers the ultimate in outdoor living with a double detached garage and RV access, perfect for storing all your outdoor toys and gear. Imagine summer gatherings on the large deck, surrounded by lush landscaping and the serenity of your own private oasis. Inside, the heart of the home welcomes you with updated laminate flooring and a cozy ambiance, highlighted by the warmth of a wood-burning fireplace in the living room. It's the perfect spot for family get-togethers and entertaining on chilly evenings. The recently replaced windows and roof (2015), along with a new A/C unit, ensure comfort and peace of mind year-round, while the newer dishwasher and hood fan add convenience to your daily routine. Located just a stone's throw away from all major amenities, schools including French Immersion, roadways, and the Canyon Meadows LRT station, this home offers the perfect blend of tranquility and convenience. Whether you're exploring the natural beauty of Fish Creek Park, hitting the Canyon Meadows Golf Course or running errands in the city, everything you need is right at your doorstep. Don't miss out on the opportunity to make lasting memories in your new family home.



Schedule your viewing today and experience
the best of Canyon Meadows living!

Built in 1973

Essential Information

MLS® #	A2157514
Price	\$598,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.25
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	12152 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V2

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Bookcases, Crown Molding, Laminate Counters, Open Floorplan, Storage, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Landscaped, Private, Sloped Down, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 6th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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