

# \$450,000 - 11724 Canfield Road Sw, Calgary

MLS® #A2235609

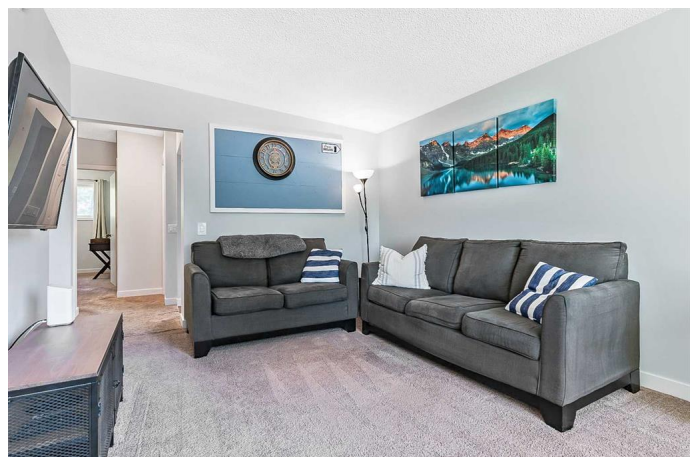
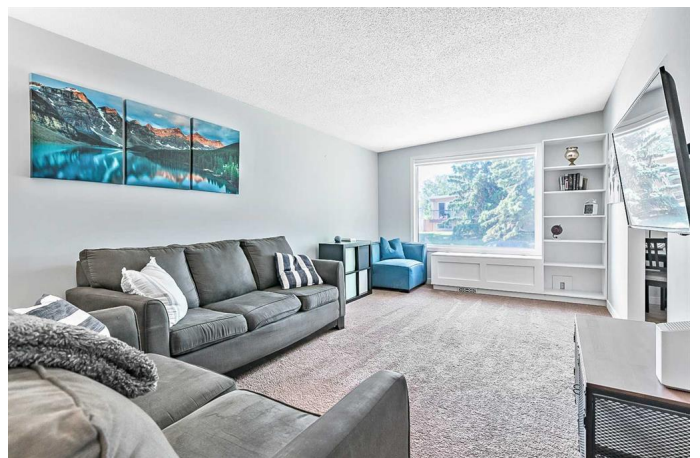
**\$450,000**

4 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this stunning half duplex nestled in the highly sought-after Canyon Meadows neighborhood. This exceptional property offers four spacious bedrooms and two full bathrooms across two thoughtfully designed levels. The main floor showcases a generous kitchen, complemented by a charming breakfast nook for casual dining. The expansive living room features an oversized window that floods the space with natural light and includes attractive custom built-ins for added functionality. Two well-appointed bedrooms and an updated 4pc bathroom complete the upper living space. The finished basement extends your living options with two additional bedrooms, a full 4pc bathroom, convenient laundry facilities, and versatile recreation and games rooms. A practical storage room ensures all your belongings have their place. The outdoor space truly shines with a fully fenced yard featuring an impressive deck ideal for entertaining and relaxation. A storage shed provides additional utility for your outdoor equipment and seasonal items. Location benefits are exceptional in this desirable neighborhood. Families will appreciate the proximity to quality schools at all educational levels. Commuting is effortless with nearby public transit connections and LRT access. Shopping conveniences, recreational facilities including outdoor hockey rinks and tennis courts, the Canyon Meadows fitness center, and the natural beauty of Fish Creek Park are all within comfortable walking



distance, making this property perfect for active lifestyles.

Built in 1972

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235609               |
| Price          | \$450,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 820                    |
| Acres          | 0.09                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 11724 Canfield Road Sw |
| Subdivision | Canyon Meadows         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 1V5                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Storage, Vinyl Windows                       |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                            |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

**Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Tar/Gravel                                                                 |
| Construction      | Concrete, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 3              |
| Zoning         | R-CG           |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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