

# \$554,900 - 12112 Canfield Road Sw, Calgary

MLS® #A2218868

**\$554,900**

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

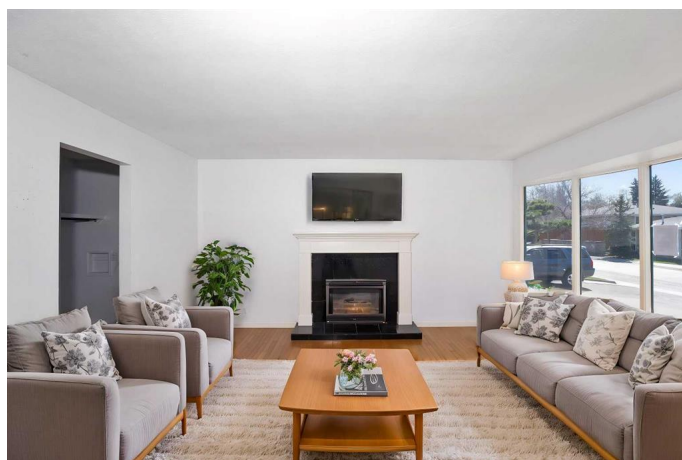
Prime Opportunity in Canyon Meadows â€“ 8800+ SQFT LOT! This is your chance to secure a high-potential property in one of Calgaryâ€™s most desirable and established neighbourhoods. Whether youâ€™re looking to renovate, rent, or redevelop, this bungalow checks all the boxes. Surrounded by strong comparables, this is an ideal acquisition for investors looking to capitalize on one of Calgaryâ€™s most stable and desirable neighbourhoods. This home features a bright and spacious living area, side entrance, a large primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The fully finished basement includes a large recreation area, another 4-piece bath, and laundry â€“ ideal for a secondary suite conversion (subject to approval and permitting by the city/municipality). The expansive backyard is a rare find â€“ easily accommodating a future oversized garage or home extension, with ample room left for outdoor enjoyment. Located on a quiet street within walking distance to the Canyon Meadows LRT, top-rated schools, shopping, and parks. Donâ€™t miss out on this value-packed investment! SOME PHOTOS ARE VIRTUALLY STAGED.

Built in 1973

## Essential Information

MLS® #

A2218868



Price	\$554,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.20
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	12112 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	37
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.