



GRASSROOTS
REALTY GROUP

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12112 Canfield Road SW
Calgary, Alberta

MLS # A2218868



\$554,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Prime Opportunity in Canyon Meadows & 8800+ SQFT LOT! This is your chance to secure a high-potential property in one of Calgary's most desirable and established neighbourhoods. Whether you'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 Calgary'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 & ideal for a secondary suite conversion (subject to approval and permitting by the city/municipality). The expansive backyard is a rare find & 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. Don't miss out on this value-packed investment! SOME PHOTOS ARE VIRTUALLY STAGED.