



GRASSROOTS
REALTY GROUP

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11722 Canfield Road SW
Calgary, Alberta

MLS # A2235912



\$535,000

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	821 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sauna, Storage, Vinyl Windows		

Inclusions: None

RARE FIND in Canyon Meadows - **NO CONDO FEES + BACKING GREEN SPACE!** This move-in ready 4 bed, 2 bath duplex is the perfect family home or investment opportunity. Located on a quiet street with no rear neighbours, it backs directly onto green space and an off-leash dog park - ideal for families, pet owners, or nature lovers. Upstairs offers a bright, open layout with two oversized bedrooms, an updated full bathroom, a modern kitchen, a sunlit dining area, and a living room filled with natural light. Stylish laminate flooring and fresh finishes throughout give the home a clean, contemporary feel. The fully developed illegal basement suite features two more large bedrooms, a full bath, its own kitchen, separate laundry, and oversized windows. It even includes a professionally built sauna! This duplex is perfect for rental income, multi-generational living, or extra space to enjoy. Key upgrades include a newer roof, furnace, and hot water tank for peace of mind. An oversized attached garage and extra-wide driveway provide rare parking space at this price point. Live up, rent down, or rent both. Flexible, functional, and full of potential. Close to Fish Creek Park, LRT, schools, shopping, and more. Homes like this don't come up often. Book your showing today.