



GRASSROOTS
REALTY GROUP

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1029 Canfield Crescent SW
Calgary, Alberta

MLS # A2242650



\$499,000

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	971 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1 d100

Utilities: -

Inclusions: storage shed, fire pit

This wonderfully updated Canyon Meadows duplex has No Condo fees and a spacious yard for those who like to be outdoors! Featuring 4 bedrooms, and 2 full bathrooms, this is a great opportunity for a young family or a savvy investor. The main level has 2 generous sized bedrooms, an updated 4-piece bathroom, a modern kitchen with white cabinetry, dark counters, a cozy breakfast bar, and a tasteful mosaic backsplash. Also on this level is a very spacious family room, with a large west facing window to bring in ample daylight, and separate dining area. Beautiful laminate flooring completes the modern looking aesthetics ! Downstairs are 2 more good sized bedrooms, a large family / flex room, and a 3-piece bathroom with a shower, and the laundry area / utility room. For those with pets, or who like to be outdoors, this property is completely fenced and fully landscaped, with a rear stall for parking, a back yard fire pit, and a very useful storage shed. The large, cozy deck gets the afternoon sun, and is perfect for entertaining or just relaxing at home. Recent Upgrades include – new dishwasher (6 months ago) , Hot water tank (2019), vinyl windows, and a new roof (2021). This ideal location is close to Fish Creek Park, LRT, parks, schools, shopping, Canyon Meadows Recreation Centre & Pool, LRT, South Centre mall, and more. Many of these are within walking distance ! You won’t want to miss this great opportunity so call your favorite Realtor® and come see this one today!