



GRASSROOTS
REALTY GROUP

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11741 Canfield Road SW
Calgary, Alberta

MLS # A2248135



\$475,000

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	945 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Off Street, On Street, P		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Fall in love with this updated semi-detached home in sought-after Canyon Meadows, offering a rare combination of charm, function, and location. A peaceful green space right across the street greets you every day, giving you a relaxing view from your balcony and a quiet park to enjoy just steps from your door. For pet owners, the off-leash area nearby is a bonus. Step inside this welcoming home and feel the comfort from the moment you arrive. The entry landing greets you with brand new carpeted stairs leading to the main level, where the walls have been freshly painted in modern tones and new carpet flows throughout. To the left, a spacious living room opens to the dining area, where sliding doors lead to your balcony — the perfect spot to relax after a long day while enjoying the peaceful view across the street. The kitchen connects seamlessly to the dining space, offering a bright, open feel for cooking and gathering. To the right of the stairs, you'll find the primary bedroom with closet, a comfortable second bedroom, and a full 4-piece bathroom. The lower level adds even more living space with two extra bedrooms ideal for guests, kids, or a home office. You'll also find a convenient half bathroom, direct access to the garage, and a huge laundry room with abundant storage — keeping everything organized and tidy. Out back, the sunny south-facing yard is nicely shaped with plenty of room to grow a garden, host summer BBQs, or relax around a firepit. There's even space to add a double garage (subject to City of Calgary permits). The location is hard to beat — walking distance to Fish Creek Park and Anderson C-Train Station, close to Canyon Meadows Golf & Country Club, Aquatic & Fitness Centre, Southcenter Mall, shops, restaurants, and major roadways. Schools include Canyon Meadows Elementary (Spanish Bilingual)

and Dr. E.P. Scarlett High School with AP programs. A move-in ready home in a community you'll love — come see it for yourself!