



**GRASSROOTS**  
REALTY GROUP

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**12112 Canfield Road SW**  
**Calgary, Alberta**

**MLS # A2248203**



**\$519,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**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.