



**731 Canfield Place SW
Calgary, Alberta**

MLS # A2293715



\$539,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,198 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Off Street, Parking Pad, Single Garage De		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Open Floorplan, Storage		

Inclusions: Shed

Opportunity is knocking at 731 Canfield Place SW! Discover the perfect blend of privacy and potential in this charming detached bi-level, tucked away in a quiet cul-de-sac in one of Calgary's most established and sought-after communities. This home offers a rare chance to enter the Canyon Meadows market without sacrificing space or lifestyle. The main level features a functional, open-concept design centered around a cozy living room with a classic wood-burning fireplace—perfect for Calgary winters. The spacious dining area flows seamlessly into a large kitchen boasting ample cabinetry and counter space. Three well-sized bedrooms and a 3-piece bath complete the main floor, providing a comfortable and versatile layout. The FINISHED BASEMENT significantly expands your living space, featuring an additional bedroom with large windows, a convenient 2-piece bath, a secondary living room, and an expansive recreational area ideal for a games room or home gym. Peace of mind comes with a NEWER FURNACE and plenty of extra storage throughout. Step outside to a private backyard featuring a deck made for summer entertaining. This home offers unbeatable convenience; just a short walk from the natural beauty of Fish Creek Provincial Park, you'll enjoy year-round outdoor activities, including walking, biking, and cross-country skiing. You are minutes away from top-rated schools, transit, shopping, and world-class recreation facilities. Whether you're looking for a primary residence to customize or a solid investment, this property delivers. Call your favourite Realtor to book a showing today—you'll love living here!