



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

**MLS # A2295382**



**\$679,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** IN BASEMENT: REFRIGERATOR,

Welcome to this beautifully renovated bungalow in the highly desirable community of Canyon Meadows SW, Calgary. Offering over 1,038 sq. ft. of developed living space, this home features 5 bedrooms, 2 bathrooms, a separate entrance, and a fully finished basement (illegal suite)—ideal for families or investors seeking additional flexibility. Upon entry, you are welcomed by a spacious foyer that leads into a bright and inviting living area, complete with an electric fireplace and a stylish feature wall. Toward the rear of the home, you’ll find a modern kitchen equipped with stainless steel appliances, overlooking the dining area—perfect for everyday living and entertaining. The main floor is completed by three generously sized bedrooms, a 4-piece bathroom, and convenient stacked laundry. The fully finished basement (illegal suite) offers a separate entrance, a large recreation/living area, two spacious bedrooms, and a 3-piece bathroom, providing excellent additional living space or income potential. Step outside to enjoy the huge backyard, perfect for relaxing or hosting summer gatherings. Ideally located close to schools, parks, shopping, public transit, and all major amenities, this move-in-ready home offers outstanding value in a prime location.