



**12019 Canfield Green SW
Calgary, Alberta**

MLS # A2304400



\$700,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, See		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	None		

Open House Saturday April 25 1p-3p This Home has over \$120K+ in recent upgrades inc. Kitchen, Bathroom and Garage. Plus a wrap-around deck you will love, did I mention the garage is an oversized 24 x 24. Family-ready Canyon Meadows living across from green space, minutes to Fish Creek and the LRT and kids can walk to school. Welcome to this beautifully updated home in the heart of Canyon Meadows — a location that continues to be one of Calgary's most sought-after for families. This is a home that's been thoughtfully improved recently, with the big-ticket items already done. A \$60,000 custom kitchen renovation (2021) anchors the main floor, offering both style and function with quality custom cabinetry, upgraded finishes, and a layout that works for everyday living and entertaining. The main bathroom was fully renovated in 2025, bringing a fresh, modern feel to the space and heated floors! The main level is bright and comfortable, featuring a welcoming living area with a wood-burning fireplace, an efficient open dining space, and three bedrooms including the primary. The layout is practical, warm, and easy to live in. Downstairs, you'll find a fully developed lower level with a fourth bedroom or office, full bathroom, large family room, and additional storage — ideal for growing families, guests, or creating separate living zones. One of the standout features of this home is the wrap-around deck, a space that truly extends your living area outdoors and makes the most of the yard — perfect for summer evenings, entertaining, or just relaxing. The exterior upgrades continue with a new oversized 24' x 24' double garage (2025) — insulated, powered, and ready for vehicles, hobbies, or a workshop setup. The roof and windows were replaced in 2015, adding long-term value and peace of

mind. Set directly across from a green space where kids can play and neighbours connect, this is a home that offers both comfort and community. The location checks every box — walking distance to schools, community centre, minutes to Fish Creek Park, Canyon Meadows Pool and other community amenities, Southcentre Mall, LRT access, and major routes — making daily life simple and convenient. This is a move-in ready home with the right upgrades, in the right location, built for real family living.