



GRASSROOTS
REALTY GROUP

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11722 Canfield Road SW
Calgary, Alberta

MLS # A2208633



\$549,900

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	821 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sauna, Storage, Vinyl Windows		

Inclusions: None

Rare Find in Canyon Meadows with NO CONDO FEES – BACKING ONTO GREEN SPACE with the FULLY FINISHED BASEMENT THAT IS READY TO BE RENTED! Stop the search — this is the one! Welcome to this beautifully updated and MOVE-IN READY 4-bedroom, 2-bathroom home in the heart of desirable Canyon Meadows. Tucked away on a QUIET STREET with NO NEIGHBOURS BEHIND, this property backs directly onto green space and an OFF-LEASH DOG PARK — the perfect blend of nature and convenience! Upstairs you’ll find two BRIGHT, oversized bedrooms, a stylish upgraded bathroom, a modernized kitchen, sunny dining area, and a spacious living room with loads of NATURAL LIGHT. Fresh laminate flooring and tasteful finishes throughout make it feel like home the moment you walk in. The FULLY DEVELOPED illegal BASEMENT SUITE with the professionally built Sauna is a showstopper, featuring 2 large bedrooms, a full bathroom, its own kitchen, separate laundry, and big windows for tons of natural light — ideal for RENTAL INCOME or extended family living. Upgrades? Newer roof, newer water tank, newer furnace — move in with peace of mind! Plus an OVERSIZED ATTACHED GARAGE and HUGE DRIVEWAY with space for all your vehicles. Live upstairs and rent downstairs, rent both, or keep it all for yourself — the flexibility is unbeatable. Minutes to Fish Creek Park, LRT, top schools, shopping, and more. Rare opportunity, unbeatable location, and true pride of ownership — don’t miss out! Book your showing today before it's gone!