



11722 Canfield Road Calgary Alberta

\$538,800

*****COME VISIT OUR OPEN HOUSE - BEST PRICED DUPLEX IN CANYON MEADOWS! SATURDAY, JUNE 14TH FROM 2-4 PM!***** RARE OPPORTUNITY in Canyon Meadows! NO CONDO FEES, BACKS ONTO GREEN SPACE, BASEMENT WITH RENTAL POTENTIAL. Welcome to your next home or investment! This move-in ready 4bed, 2bath gem is perfectly located on a quiet street with no rear neighbours, backing directly onto a green space and off-leash dog park. Ideal for families, nature lovers, or investors. Upstairs boasts a bright and spacious layout with 2 oversized bedrooms, a fully updated bathroom, a modern kitchen, sunlit dining area, and a living room flooded with natural light. Stylish laminate flooring and fresh finishes throughout give the home a clean, contemporary feel. Downstairs? A fully developed illegal basement suite featuring 2 more large bedrooms, a full bath, its own kitchen, separate laundry, and huge windows, plus a professionally built sauna! Perfect for rental income, multi-generational living, or extra space to enjoy. Key upgrades include: Newer roof, furnace, and hot water tank, ensuring peace of mind for years to come. The oversized attached garage and huge driveway offer tons of parking, a rare find in this price point! Live up, rent down, or rent both! Flexible, functional, and full of potential. Close to Fish Creek Park, LRT, top-rated schools, shopping, and more. Act fast, homes like this don't last long. Book your showing today! (id:6769)

Family room 12.25 Ft x 11.75 Ft

Dining room 6.00 Ft x 5.50 Ft

Other 5.58 Ft x 10.58 Ft

Bedroom 8.67 Ft x 10.58 Ft

Bedroom 9.67 Ft x 9.08 Ft

4pc Bathroom 5.17 Ft x 8.42 Ft

Laundry room 4.67 Ft x 5.83 Ft

Living room 17.92 Ft x 10.83 Ft

Kitchen 10.83 Ft x 7.92 Ft

Dining room 7.92 Ft x 7.75 Ft

Bedroom 11.42 Ft x 9.92 Ft

Bedroom 10.33 Ft x 8.92 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Town Residential

<https://romanhelps.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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