



12132 CANFIELD Road Calgary Alberta

\$549,998

WELCOME to your new HOME! Well maintained BIGGER 1,200 sqft bungalow on a QUIET street in one of Calgary's MOST DESIRED communities. HUGE back yard (9,000 square feet total lot area) for a potential GARAGE or a backyard SUITE (please check with the city if allowed). The main floor has THREE BIGGER bedrooms, TWO of 4-pc bathrooms, kitchen with a good VIEW of the backyard. Basement has a SEPARATE rear ENTRY. POTENTIAL for a LEGAL SECONDARY SUITE (please check with the city if allowed). Has a WET BAR (plumbing done for you), TV area and recreation area. The bigger square footage offers lots of storage and the possibilities to MAKE extra LEGAL BEDROOM/S. Home is a walk to the LRT. Community is IN DEMAND by BOTH homeowners and/or renters. (id:6769)

Storage 12.00 Ft x 11.83 Ft
Den 6.25 Ft x 10.67 Ft
2pc Bathroom 6.00 Ft x 5.00 Ft
Recreational, Games room 25.75 Ft x 10.67 Ft
Family room 13.08 Ft x 10.75 Ft
Other 5.92 Ft x 13.83 Ft
Primary Bedroom 11.92 Ft x 12.08 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 9.17 Ft x 9.67 Ft
4pc Bathroom 5.50 Ft x 7.67 Ft
Bedroom 9.00 Ft x 13.00 Ft
Other 4.25 Ft x 8.17 Ft
Living room 19.00 Ft x 11.50 Ft
Other 9.33 Ft x 15.42 Ft
Other 6.33 Ft x 7.00 Ft
Laundry room 11.42 Ft x 14.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

RE/MAX Realty Professionals

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