

12216 Canfield Road Calgary Alberta

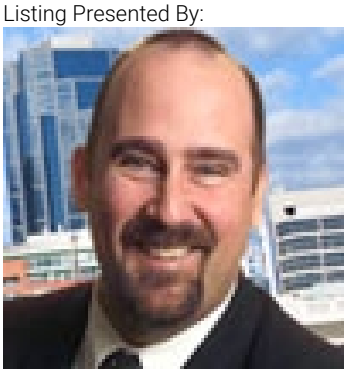
$725,000

Welcome to this fantastic investment opportunity in the desirable community of Canyon Meadows! Situated on a quiet, mature street, this beautifully updated 1,200+ sq. ft. bungalow features a fully developed, permitted LEGAL 2-bedroom, 2-bathroom basement suite, offering excellent income potential or the perfect opportunity for multi-generational living! The spacious main level features 3 generous bedrooms, including a primary retreat complete with a walk-in closet and private ensuite. The updated kitchen offers plenty of cabinetry and storage, along with a gas stove, while the inviting living spaces provide comfort and functionality. The beautifully finished lower-level suite offers its own separate entrance, 2 bedrooms and 2 full bathrooms, including a primary bedroom with a private 3-piece ensuite. The second bathroom is a full 4-piece, and the suite features a stylish kitchen with white cabinetry, loads of countertop space, durable vinyl plank flooring, newer windows and additional soundproofing for enhanced privacy and comfort. Both suites enjoy their own laundry facilities and private yard spaces! Outside, you'll find a large, privately fenced yard, an oversized garage and additional RV parking, providing plenty of space for vehicles, storage and outdoor enjoyment. The location is exceptional, within walking distance to all levels of schools, the LRT, public transit, Fish Creek Provincial Park, shopping, fitness facilities and everyday amenities. Whether you're looking to live up and rent down, accommodate extended family or add a great property to your investment portfolio, this versatile Canyon Meadows bungalow offers incredible flexibility, functionality and long-term value. A rare opportunity to own a legal suited property in an established, sought-after community! (id:6769)

Living room 12.00 Ft x 19.17 Ft
Dining room 8.92 Ft x 9.42 Ft
Kitchen 16.00 Ft x 12.17 Ft
Primary Bedroom 12.00 Ft x 10.50 Ft
Bedroom 9.50 Ft x 9.50 Ft
Bedroom 9.00 Ft x 14.75 Ft
2pc Bathroom Measurements not available

Recreational, Games room 18.17 Ft x 25.50 Ft
Primary Bedroom 11.67 Ft x 11.92 Ft
Bedroom 9.67 Ft x 9.92 Ft
Other 5.75 Ft x 8.83 Ft
Laundry room 5.67 Ft x 7.00 Ft
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Listing Presented By:



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4pc Bathroom Measurements not available