

# \$525,000 - 12112 Canfield Road Sw, Calgary

MLS® #A2218868

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

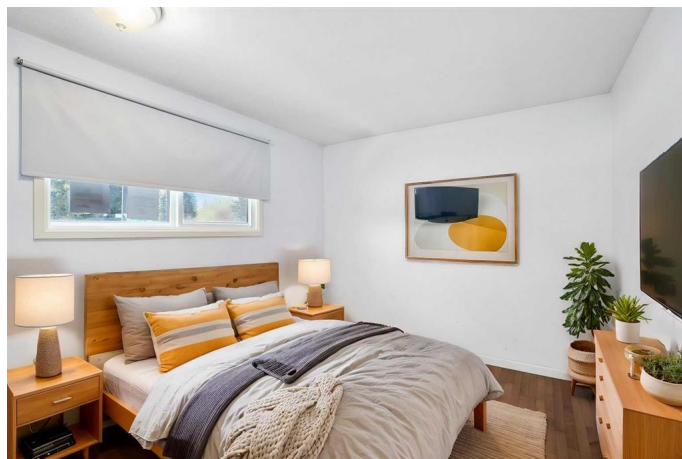
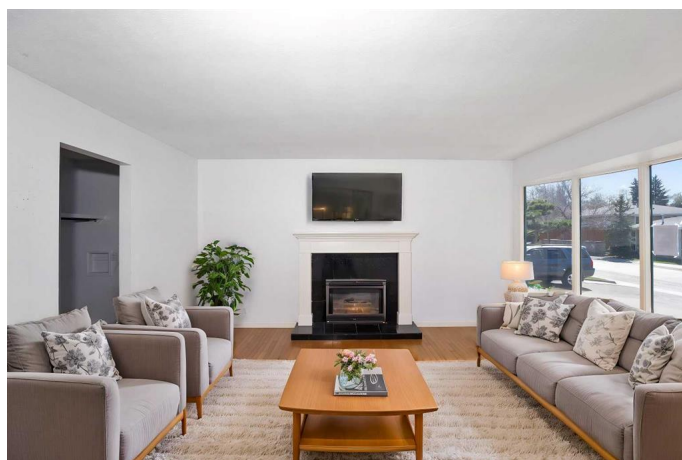
Prime Opportunity in Canyon Meadows â€“ 8800+ SQFT LOT! This is your chance to secure a high-potential property in one of Calgaryâ€™s most desirable and established neighbourhoods. Whether youâ€™re looking to renovate, rent, or redevelop, this bungalow checks all the boxes. Surrounded by strong comparables, this is an ideal acquisition for investors looking to capitalize on one of Calgaryâ€™s most stable and desirable neighbourhoods. This home features a bright and spacious living area, side entrance, a large primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The fully finished basement includes a large recreation area, another 4-piece bath, and laundry â€“ ideal for a secondary suite conversion (subject to approval and permitting by the city/municipality). The expansive backyard is a rare find â€“ easily accommodating a future oversized garage or home extension, with ample room left for outdoor enjoyment. Located on a quiet street within walking distance to the Canyon Meadows LRT, top-rated schools, shopping, and parks. Donâ€™t miss out on this value-packed investment! SOME PHOTOS ARE VIRTUALLY STAGED.

Built in 1973

## Essential Information

MLS® #

A2218868



Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.20
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	12112 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	88
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
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