

# \$535,000 - 11722 Canfield Road Sw, Calgary

MLS® #A2235912

**\$535,000**

4 Bedroom, 2.00 Bathroom, 821 sqft

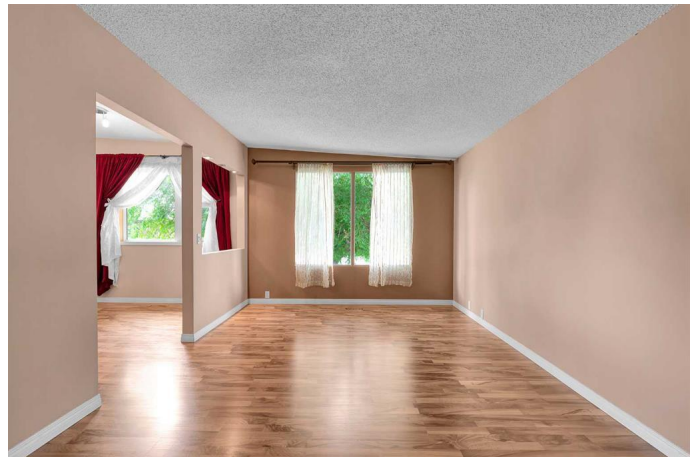
Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

**RARE FIND in Canyon Meadows - NO CONDO FEES + BACKING GREEN SPACE!**  
This move-in ready 4 bed, 2 bath duplex is the perfect family home or investment opportunity. Located on a quiet street with no rear neighbours, it backs directly onto green space and an off-leash dog park - ideal for families, pet owners, or nature lovers. Upstairs offers a bright, open layout with two oversized bedrooms, an updated full bathroom, a modern kitchen, a sunlit dining area, and a living room filled with natural light. Stylish laminate flooring and fresh finishes throughout give the home a clean, contemporary feel. The fully developed illegal basement suite features two more large bedrooms, a full bath, its own kitchen, separate laundry, and oversized windows. It even includes a professionally built sauna! This duplex is perfect for rental income, multi-generational living, or extra space to enjoy. Key upgrades include a newer roof, furnace, and hot water tank for peace of mind. An oversized attached garage and extra-wide driveway provide rare parking space at this price point. Live up, rent down, or rent both. Flexible, functional, and full of potential. Close to Fish Creek Park, LRT, schools, shopping, and more. Homes like this don't come up often. Book your showing today.

Built in 1972

## Essential Information



MLS® #	A2235912
Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	11722 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V5

### Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Vinyl Windows, Sauna
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Awning(s), Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	55
Zoning	R-CG

**Listing Details**

Listing Office	Town Residential
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.