

11754 Canfield Road SW
Calgary, Alberta

MLS # A2253935



\$465,000

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	969 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Fridge and Freezer in basement

Welcome to 11754 Canfield Road SW, a beautifully maintained semi-detached home in a prime location overlooking the central park. This inviting property offers 2 bedrooms on the main level and 3 additional bedrooms downstairs, making it an ideal choice for families or those needing extra space. The home features numerous updates including all new triple-pane windows for energy efficiency, a fully updated 4-piece bathroom upstairs, and a second full bathroom on the lower level. The main floor is finished with durable laminate and tile flooring, creating a modern and easy-care living space. Additional upgrades include LeafFilter® gutter guards, a recently installed air conditioning unit, and a newer front door and has been recently painted on the main floor. Outside, you'll love the established perennial garden, designed to provide beauty and enjoyment throughout the seasons. The single-car detached garage is accessed off the lane. With park views, updated features, and functional layout, this is a home suitable for a family to enjoy. The convenient location is close to schools and major transportation networks.