

1019 Canfield Crescent SW
Calgary, Alberta

MLS # A2220994



\$500,000

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	959 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: SHED IN YARD

Great Investment Opportunity in Canyon Meadows! This bright and spacious bi-level home offers 4 bedrooms and a functional layout that's ideal for families or investors. The main floor features a large living room, a separate dining area, and a well-equipped kitchen with ample cabinetry and counter space. Two comfortable bedrooms and a full 4-piece bathroom complete the upper level. The fully developed lower level provides even more living space with a cozy family room, two additional bedrooms with large windows, a versatile flex/games room, another 4-piece bathroom, a spacious laundry area, and plenty of storage. Step outside to a large, fully fenced backyard with a generous deck—perfect for entertaining or relaxing outdoors. The roof and furnace have been updated in recent years and are in good working condition. Located in the established community of Canyon Meadows, this home is close to schools, parks, the Canyon Meadows Recreation Centre & Pool, shopping, and offers convenient access to transit and the Anderson LRT station. Schedule your private viewing today!