

12132 CANFIELD Road, Calgary T2W 1V2

MLS®#: **A2146778** Area: **Canyon Meadows** Listing Date: **07/04/24** List Price: **\$549,998**
 Status: **Active** County: **Calgary** Change: **-\$50k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **9,009 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,219**
 Low Sqft:
 Ttl Sqft: **1,219**

DOM

74
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **No Neighbours Behind, Street Lighting, Rectangular Lot, Treed**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Bar, No Animal Home, No Smoking Home, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 12`1"	4pc Ensuite bath	Main	7`6" x 4`11"
Bedroom	Main	9`2" x 9`8"	4pc Bathroom	Main	5`6" x 7`8"
Bedroom	Main	9`0" x 13`0"	Entrance	Main	4`3" x 8`2"
Living Room	Main	19`0" x 11`6"	Kitchen With Eating Area	Main	9`4" x 15`5"
Mud Room	Main	6`4" x 7`0"	Laundry	Main	11`5" x 14`7"
Storage	Basement	12`0" x 11`10"	Den	Basement	6`3" x 10`8"
2pc Bathroom	Basement	6`0" x 5`0"	Game Room	Basement	25`9" x 10`8"

Family Room

Basement

13`1" x 10`9"

Kitchenette

Basement

5`11" x 13`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1075LK

Zoning:

R-C1

Remarks

Pub Rmks:

WELCOME to your new HOME! Well maintained BIGGER 1,200 sqft bungalow on a QUIET street in one of Calgary's MOST DESIRED communities. HUGE back yard (9,000 square feet total lot area) for a potential GARAGE or a backyard SUITE (please check with the city if allowed). The main floor has THREE BIGGER bedrooms, TWO of 4-pc bathrooms, kitchen with a good VIEW of the backyard. Basement has a SEPARATE rear ENTRY. POTENTIAL for a LEGAL SECONDARY SUITE (please check with the city if allowed). Has a WET BAR (plumbing done for you), TV area and recreation area. The bigger square footage offers lots of storage and the possibilities to MAKE extra LEGAL BEDROOM/S. Home is a walk to the LRT. Community is IN DEMAND by BOTH homeowners and/or renters.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123