



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12112 CANFIELD Road, Calgary T2W 1V2**

MLS® #: **A2168004**      Area: **Canyon Meadows**      Listing Date: **09/30/24**      List Price: **\$519,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1973**  
Lot Information  
 Lot Sz Ar: **8,869 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape**  
 Park Feat: **Parking Pad**

DOM

**82**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room                | Level           | Dimensions           | Room                     | Level       | Dimensions           |
|---------------------|-----------------|----------------------|--------------------------|-------------|----------------------|
| <b>4pc Bathroom</b> | <b>Main</b>     | <b>0`0" x 0`0"</b>   | <b>Bedroom - Primary</b> | <b>Main</b> | <b>10`1" x 14`6"</b> |
| <b>Bedroom</b>      | <b>Main</b>     | <b>9`7" x 9`11"</b>  | <b>Bedroom</b>           | <b>Main</b> | <b>9`0" x 9`11"</b>  |
| <b>Kitchen</b>      | <b>Main</b>     | <b>13`7" x 11`0"</b> | <b>Living Room</b>       | <b>Main</b> | <b>16`5" x 16`2"</b> |
| <b>4pc Bathroom</b> | <b>Basement</b> |                      |                          |             |                      |

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-C1**

Legal Desc:

**1075LK**

Remarks

Pub Rmks: **8800+ SQFT LOT!! GREAT INVESTMENT!! This bungalow in Canyon Meadows has everything you need and more. As you enter you are greeted with a bright, open living room that is drenched in natural light and accentuated by rich hardwood floors throughout. Step into your kitchen where you can enjoy cooking your favourite meals while still being able to watch the kids play in the backyard. Completing the main floor you will find a huge primary bedroom, plus two additional bedrooms, and a four- piece bath. Downstairs you will find a huge rec space, four- piece bath, and laundry. Head out to your massive backyard and enjoy plenty of space for those summer BBQ's and family gatherings. Walking distance to the Canyon Meadows LRT, great schools, shopping, and playgrounds. Located on a quiet street, this is the perfect family home!**

Inclusions:

n/a

Property Listed By:

**Century 21 All Stars Realty Ltd.**

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





