

\$465,000 - 11754 Canfield Road Sw, Calgary

MLS® #A2253935

\$465,000

5 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

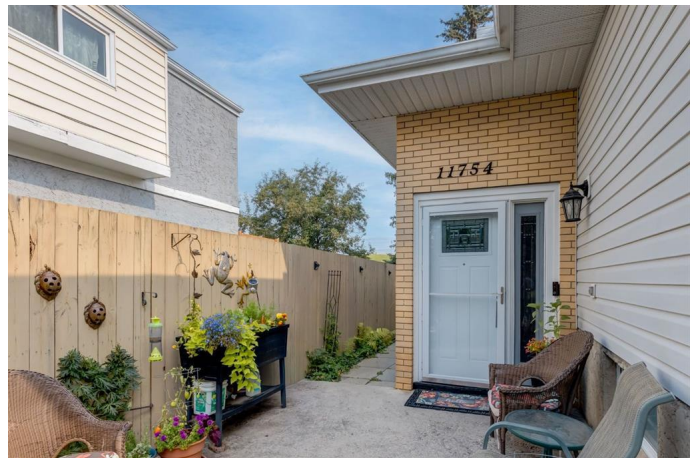
Welcome to 11754 Canfield Road SW, a beautifully maintained semi-detached home in a prime location overlooking the central park. This inviting property offers 2 bedrooms on the main level and 3 additional bedrooms downstairs, making it an ideal choice for families or those needing extra space. The home 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.

Built in 1972

Essential Information

MLS® # A2253935

Price \$465,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	11754 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1J6

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025
Days on Market 16
Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.