

# \$495,000 - 1019 Canfield Crescent Sw, Calgary

MLS® #A2220994

**\$495,000**

4 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.09 Acres

Canyon Meadows, Calgary, Alberta

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!



Built in 1971

## Essential Information

MLS® #	A2220994
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

## Community Information

Address	1019 Canfield Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1K5

## Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Built-In Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	70
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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