12208 Canfield Road SW

Calgary | Active | MLS® A2347216

$599,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1970**	**1,156 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

Your search in finding an ideal home in a great family community could very well be coming to a conclusion. Located on a quiet street in desirable Canyon Meadows, this lovingly cared for bungalow is entering the marketplace for the very first time. Gorgeous front curb appeal, meticulous landscaping, and all weather front porch greet on your arrival. The main level has seen recent renovations. Open concept living and dining rooms are dominated by new carpet flooring coverage. The dining room will accommodate a good sized table making it perfect for family dinners. Enjoy a quiet night in front of the living room fireplace on those cooler later season evenings. This space has a special feel that truly needs to be experienced. The kitchen has also seen tasteful renovations and comes complete with plenty of cupboard space, quartz countertops with undermount sink, newer quality appliances, and a dedicated eating area. Completing the main level are 3 bedrooms, all with newer flooring and a full bathroom. The south facing bedroom has sliding door direct access to the back deck. The all weather back deck includes an awning, helping to keep things cool during warm summer months. South backyard also includes lots of grass coverage, a unistone patio, and double garage. A perfect spot to visit with the family after a long day. The fully developed lowel level has a large recreation room with wood burning fireplace, a full bathroom, another bedroom, workshop, and lots of storage. Additional updates to this home include furnace (2021), hot water tank (2017), roof shingles for dwelling and garage (2016), and chimney repairs (2025). Pride of ownership is clearly evident. The family community of Canyon Meadows includes all levels of schooling, shopping, numerous pathways, transit, and easy access to pretty much anywhere. Fish Creek Provincial Park is just a short drive away. This is a beautiful home that must be seen.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347216
Bedrooms	4
Bathrooms	2
Year Built	1970
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,156 sq. ft.
Main Level Finished Area:	1,156 sq. ft.
Below Grade Finished Area:	914 sq. ft.
Acreage:	No
Lot Area:	5,285 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6947JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	2
Fireplace Details:	Electric, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Inclusions:	additional refrigerator in basement
Restrictions:	None Known
Main Floor	Entrance · 9'6" × 4'5" ·
Main Floor	Bedroom · 10' × 9' ·
Main Floor	Dining Room · 9'4" × 7'11" ·
Main Floor	Bedroom · 10'11" × 9' ·
Main Floor	Eat in Kitchen · 14'11" × 12'7" ·
Main Floor	Entrance · 7' × 4'1" ·
Main Floor	Bedroom - Primary · 13'10" × 10'3" ·
Main Floor	Living Room · 19'4" × 12' ·
Lower Level	Laundry · 13'3" × 8'3" ·
Lower Level	Bedroom · 12'9" × 7'10" ·

Lower Level	Family Room · 22'8" × 16'7" ·
Lower Level	Storage · 9'9" × 8'11" ·
Lower Level	Flex Space · 13'11" × 12'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage
Exterior Features:	Awning(s), Private Yard
Patio And Porch Features:	Deck, Front Porch, Rear Porch, See Remarks
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12208-canfield-road-sw-calgary-a2347216/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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