12216 Canfield Road SW

Calgary | Active | MLS® A2356662

$725,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1970**	**1,243.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Welcome to this fantastic investment opportunity in the desirable community of Canyon Meadows! Situated on a quiet, mature street, this beautifully updated 1,200+ sq. ft. bungalow features a fully developed, permitted LEGAL 2-bedroom, 2-bathroom basement suite, offering excellent income potential or the perfect opportunity for multi-generational living! The spacious main level features 3 generous bedrooms, including a primary retreat complete with a walk-in closet and private ensuite. The updated kitchen offers plenty of cabinetry and storage, along with a gas stove, while the inviting living spaces provide comfort and functionality. The beautifully finished lower-level suite offers its own separate entrance, 2 bedrooms and 2 full bathrooms, including a primary bedroom with a private 3-piece ensuite. The second bathroom is a full 4-piece, and the suite features a stylish kitchen with white cabinetry, loads of countertop space, durable vinyl plank flooring, newer windows and additional soundproofing for enhanced privacy and comfort. Both suites enjoy their own laundry facilities and private yard spaces! Outside, you'll find a large, privately fenced yard, an oversized garage and additional RV parking, providing plenty of space for vehicles, storage and outdoor enjoyment. The location is exceptional, within walking distance to all levels of schools, the LRT, public transit, Fish Creek Provincial Park, shopping, fitness facilities and everyday amenities. Whether you're looking to live up and rent down, accommodate extended family or add a great property to your investment portfolio, this versatile Canyon Meadows bungalow offers incredible flexibility, functionality and long-term value. A rare opportunity to own a legal suited property in an established, sought-after community!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356662
Bedrooms	5
Bathrooms	4
Year Built	1970
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,243.46 sq. ft.
Main Level Finished Area:	1,243.46 sq. ft.
Below Grade Finished Area:	1,175.84 sq. ft.
Acreage:	No
Lot Area:	5,338 sq. ft.
Lot Frontage:	53'¼"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	6947JK
Heating:	Baseboard, Electric, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Main Level
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Inclusions:	Basement fridge, basement stove, basement dishwasher, basement washer, basement dryer, basement hoodfan
Restrictions:	None Known
Main Floor	Living Room · 19'2" × 12' ·
Main Floor	Dining Room · 9'5" × 8'11" ·
Main Floor	Kitchen · 16' × 12'2" ·
Main Floor	Bedroom - Primary · 12' × 10'6" ·
Main Floor	Bedroom · 9'6" × 9'6" ·
Main Floor	Bedroom · 14'9" × 9' ·
Suite	Game Room · 25'6" × 18'2" ·
Suite	Bedroom - Primary · 11'11" × 11'8" ·
Suite	Bedroom · 9'11" × 9'8" ·
Suite	Other · 8'10" × 5'9" ·

Suite	Laundry · 7' × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby
Interior Features:	Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Other, Patio
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12216-canfield-road-sw-calgary-a2356662/

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