



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1019 Canfield Crescent SW
Calgary, Alberta

MLS # A2220994



\$450,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		
Inclusions:	SHED IN YARD		

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!