



**11723 Canfield Road SW  
Calgary, Alberta**

**MLS # A2303589**



**\$534,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas, Other	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Storage shed

Income generating half-duplex in the lovely community of Canyon Meadows. It has two self contained legal suites with separate entrances and in-suite laundry. Tenants in both suites have been there long term and are interested in staying. This offers immediate cash flow and low vacancy risk. The upstairs suite offers a bright, open concept living with a corner fire place, gas stove and private balcony. The basement suite was renovated in 2022 and is modern and self-contained. Upgrades over the years include windows (2018), balcony sliding doors (2019), fence (2020). Outside there is a fully fenced yard with a patio and shed and a back alley with parking for two vehicles. Canyon Meadows is close to transit (including the LRT) excellent schools, shopping, parks, and conveniently close to major routes. It attracts quality renters and holds its value. This is a straightforward hassle free investment with consistent income.