



GRASSROOTS
REALTY GROUP

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801 Canfield Way SW
Calgary, Alberta

MLS # A2334562



\$474,900

Division:	Canyon Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	12,788 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Gara		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Stone	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Canyon Meadows, half Duplex . This clean, 3 bdrm SXS 1/2 Duplex in a well establish community on quiet street with 1180sq ft living area on main floor plus another 795 Sq. ft lower development. Single attached walk out garage. The many updates include windows and doors, baseboards, switches and plugs ,Updated French doors off master bedroom overlooking south back yard and deck for those relaxing morning coffees. Fridge ,stove and dishwasher recently replaced. Basement features large family room and office area. 30 yr torch on roofing replaced approx. last 12 years, painted in neutral tones. Walking distance to tot lot and 3 elementary schools, LRT and fish creek park, New high efficiency furnace. New hot water tank . No aluminum wiring or poly B .Perfect for young family ready to move in. . Great family home at an affordable price. Shows well.