

\$595,000 - 12031 Candiac Road Sw, Calgary

MLS® #A2257439

\$595,000

3 Bedroom, 3.00 Bathroom, 1,216 sqft
Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

***OPEN HOUSE SUNDAY 21

12:00-2:00***Fantastic location on a highly desirable street! Welcome to your dream opportunity in Canyon Meadows, where charm meets limitless potential in this delightful 3-bedroom bungalow offering over 2,100 square feet of inviting living space. Perfect for first-time homebuyers, growing families, savvy investors, and enthusiastic renovators, this home truly has something for everyone. Step inside to a traditional layout that exudes warmth and comfort. The updated kitchen, featuring new countertops, sink, and appliances, is ready for your culinary adventures. The kitchen flows seamlessly into the dining and living rooms, complete with a cozy wood burning fireplace—perfect for both relaxing evenings and lively gatherings. The spacious primary bedroom with a convenient 2-piece ensuite promises restful nights, while two additional large bedrooms provide plenty of room for family or guests. A well-maintained 4-piece bathroom completes the main floor. Downstairs, discover a versatile basement with the potential for an extra bedroom, as well as recreation and family room—ideal for entertaining or quiet retreats. The basement also includes a 3-piece bath, laundry, storage, and a cold room. With its separate entry, the lower level offers exciting possibilities. Outdoors, the private lot and sunny backyard create a haven for barbecues, gardening, or peaceful moments in nature. The yard is fully fenced, with great garden potential, a shed,



and the comfort of a Sunsetter motorized awning. The oversized double detached garage with dual doors provides plenty of room for vehicles and additional storage. Recent updates include a new furnace (2023), hot water tank (2023), garage roof (2020), house roof (2015), central air conditioning, water filtration system, water softener, and updated electrical panel (2009). This home is close to shopping, the C-Train and transit, top schools, and lush parksâ€”including the sprawling Fish Creek Park. Whether youâ€™re a nature lover or a convenience-driven commuter, this location has it all. This unique property is a canvas waiting for your personal touch. Donâ€™t just dream about the perfect homeâ€”make it a reality.

Built in 1970

Essential Information

MLS® #	A2257439
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12031 Candiack Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 1L1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street, Rear Drive
# of Garages	2

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.