

# \$1,120,000 - 2217 Vimy Way Sw, Calgary

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MLS® #A2109060

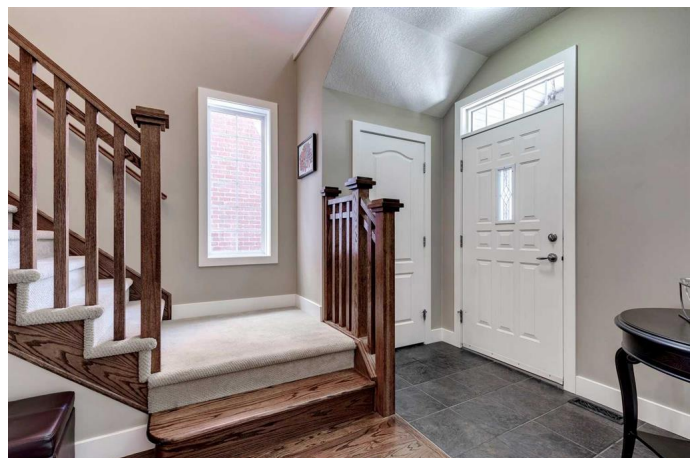
**\$1,120,000**

4 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Timeless elegance and inner city living at itâ€™s finest in coveted GARRISON WOODS. This meticulous 3+1 bedroom home offers over 3100 sq.ft. of developed space on the most desirable of treelined streets in the community. With character and charm, the curb appeal of this home impresses at approach. Welcomed by the soaring ceilings, your eye is drawn to the rich site finished HARDWOOD and the CRAFTSMAN STYLE BANISTER as it ascends to the upper level. The formal living room & dining room await your guests with a GAS FIREPLACE and beautiful mouldings and archways. The spacious kitchen has an abundance of cabinetry, GRANITE COUNTERS and an island for casual gathering. A cozy family room off the kitchen is perfect for the family to gather in and a wall of windows overlooks the backyard. The large rear entrance, boot room and 2-pc powder room are convenient and functional. Upstairs features a LUXURIOUS PRIMARY SUITE with vaulted ceilings, a 4-pc ensuite & walk-in closet. The 2nd and 3rd bedrooms are spacious and there is no shortage of storage closets. The fully finished basement hosts another large bedroom, 4-pc bath and exceptional laundry room with utility sink, storage cabinets and more. The roomy rec room features a WET BAR, built-in shelving, speakers, and a great storage room off it. Adorned with a new roof, this family home additionally offers A/C & a water softener system. The exterior continues with



the same quality including lovely landscaping, STAMPED CONCRETE PATIO in the WEST FACING BACKYARD, IRRIGATION SYSTEM, GAS LINE for bbq & PAVED LANE. This unbeatable location is just a short walk to trendy MARDA LOOP and all the amenities including Safeway, restaurants, shops, caf  s etc. Not to mention the city's best private and public schools including Mount Royal University, Master's Academy, Lyc  e Louis Pasteur, Rundle Academy, Clear Water Academy, Altadore Elementary, and Central Memorial High School. With River Park off leash dog park and Sandy beach also in the neighborhood and easy access to Crowchild, Glenmore Trail and just 8-10 min to downtown, this truly is the full package.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS   #        | A2109060    |
| Price          | \$1,120,000 |
| Sold Price     | \$1,070,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,103       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2217 Vimy Way Sw |
| Subdivision | Garrison Woods   |
| City        | Calgary          |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 6H7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Bar, Crown Molding, Granite<br>Animal Home, No Smoking<br>Tub, Vaulted Ceiling(s), Walk   |
| Appliances        | Central Air Conditioner, Di<br>Control(s), Microwave Hood<br>Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas, Living Room                                                                          |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |



### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Back Lane, Level           |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Stucco              |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2024 |
| Date Sold      | March 12th, 2024    |
| Days on Market | 18                  |
| Zoning         | R-C1N               |
| HOA Fees       | 0.00                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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