

\$800,000 - 4235 Passchendaele Road Sw, Calgary

MLS® #A2112780

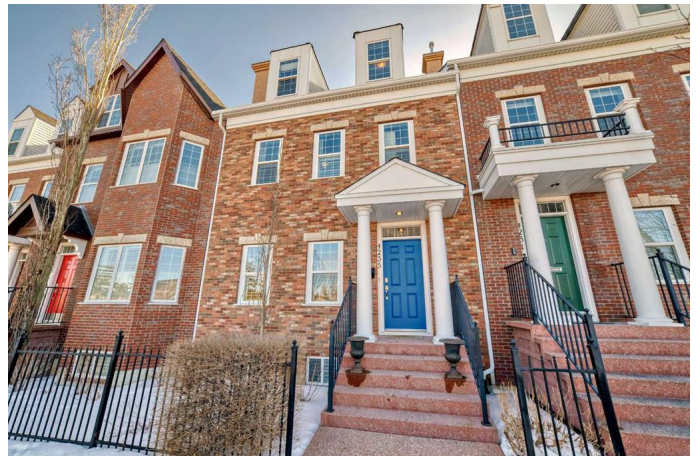
\$800,000

3 Bedroom, 4.00 Bathroom, 2,291 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

SUPERB 3 Storey Brownstone in GARRISON WOODS --OVERLOOKING FLANDERS PARK.-- Over 3000 ft² of developed space on 4 levels (3 Bedrooms, 3.5 Baths). Open and bright main floor has on-site finished OAK HARDWOOD FLOORS and tile surround GAS FIREPLACE with mantle and built-in bookshelves. Recent granite countertops in main floor 2pc, and in Island kitchen. Corner pantry, GAS RANGE & bowed out window. Recent upgraded faucets, knobs, sinks and handles have been installed in both kitchen and main floor 2pc. Upgraded Weiser door hardware throughout and on entry doors (touch pad keyless entry). SUNNY SOUTH FACING DECK off kitchen (17' x 11'8") has SUBLIME, private, park-like setting with gas line for BBQ. Second floor has 2 primary bedrooms (one overlooking the park, the other the private courtyard) with 4pc ensuites with oversized tubs, one of them jetted. Both bedrooms have large walk-in closets. 3rd level Recreation/Games Room has vaulted ceilings, dormer windows, pool table and built-in wet bar. Professionally developed basement has large Media Room, 4pc bath/laundry room, large 3rd Bedroom and Storage Room. DOUBLE GARAGE (21'4" x 19'4") has been upgraded with insulation, drywall, expanded wiring & electrical outlets. Other fabulous upgrades: Internal AIR CONDITIONING, in-floor heating (entire basement + both 2nd floor bathrooms), built in vacuum system, and knock down ceilings. New roof and gutters,



robust Reserve Fund, well managed with a tight knit ownership group. FLANDERS PASSCHENDAELE is located steps from: private schools, GARRISON SQUARE, several restaurants/bistros/coffee shops, The Military Museum, Flames Community Arenas and transit (Official WALK SCORE OF 83). Also close by: Glenmore swimming pool, THE NEW FIELD HOUSE, Lakeview golf course, Biking Velodrome, Sandy Beach OFF LEASH dog park, Tennis Academy, Elbow River Pathways(Official BIKE SCORE of 77). Don't forget to visit our 3D TOUR, DRONE VIDEO and our OPEN HOUSE THIS SATURDAY AND SUNDAY, MARCH 16TH & 17TH 2-4 PM.

Built in 2000

Essential Information

MLS® #	A2112780
Price	\$800,000
Sold Price	\$830,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,291
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4235 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary

Province Alberta
Postal Code T2T 6E6

Amenities

Amenities Picnic Area, Playground, Snow Storage
Parking Spaces 2
Parking Double Garage Detached, Garage

Interior

Interior Features Granite Counters, Kitchen Island, Dishwasher, Pantry, Soaking Tub, Storage
Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan
Heating In Floor, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Playground
Lot Description Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Treed, Views
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2024
Date Sold March 18th, 2024
Days on Market 4
Zoning M-CG d30
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate



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.