

\$675,000 - 4316 Passchendaele Road Sw, Calgary

MLS® #A2113796

\$675,000

2 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

OPEN HOUSE Sat 1-3pm. Sunday 11-1pm
Your new home just became available in the award winning inner city community of Garrison Woods. This updated 2 story home is situated on one of the most sought after streets of the neighborhood. A charming west facing front porch greets, and welcomes you to this well cared for home. Inside on the main level you'll find gorgeous hardwood flooring throughout, open concept living and a beautiful cooks kitchen appointed with Fisher & Paykel fridge and Miele appliances including a gas range and convection oven. On the upper level you will find top floor laundry, an updated 4 piece bath with dual sinks and a walk-in steam shower and 2 bedrooms including the primary suite with a walk-in closet. The lower level is fully finished with an additional bathroom, living area and an optional 3rd bedroom/office space. The beautiful backyard houses a double detached garage and is a gardener's dream with plenty of southern exposure. This home is walking distance to highly rated public, private and french school options. And also walking distance to parks (including Sandy Beach Park) and green space and the endless shopping amenities of the Marda Loop area. Centrally located and moments to the Downtown core via a short drive or available rapid transit options. Seize this rare opportunity to make this remarkable home yours - schedule your showing today and join the lovely Garrison Woods community.



Built in 1999

Essential Information

MLS® #	A2113796
Price	\$675,000
Sold Price	\$790,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4316 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6A8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Built-In Gas Range, Convection Oven, Dishwasher, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 18th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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