

\$799,900 - 4024 Garrison Boulevard Sw, Calgary

MLS® #A2128384

\$799,900

3 Bedroom, 5.00 Bathroom, 2,273 sqft

Residential on 0.05 Acres

Garrison Woods, Calgary, Alberta

Welcome to Marda Loop, one of Calgary's most desirable inner city areas offering an abundance of shops and services and only a 10 min drive to the downtown core. This beautiful townhouse offers over 2,270 sqft of finished living space and exudes so much character and charm. As you enter you are greeted by a spacious entrance and beautiful double french doors that lead you to the bright main living space featuring a grand bay window, double sided gas fireplace and hardwood floors throughout. The dining area sits in the centre and flows seamlessly into the kitchen, a great layout for hosting and entertaining. The kitchen comes equipped with stainless steel appliances, including a gas stove, a large window above the sink, island with seating, granite countertops and a wet bar with stunning vintage-like cabinetry. Upstairs you'll find a large bonus room flooding with natural light with a built-in desk and shelving, another fireplace and access to the west facing balcony. You'll also find a bedroom with it's own 4-piece ensuite with soaker tub and stand up shower and an additional, separate full bath. The primary bedroom is grand and worthy of the title. It features a loft-like vibe, access to another balcony, walk-in closet with built-in organizers and a spa-like ensuite bath. Dual vanities with granite counter tops, tile flooring, new freestanding tub, large window, and stand-up shower with tile surround. The lower level is finished with a rec space for the family, a third bedroom and another full



bathroom. This home also comes with speakers, newer carpets, central vacuum, BBQ gas line, a maintenance-free backyard and a double detached garage! Now, let's talk location. Walking distance to the lovely Garrison Square Park, shopping at your fingertips and surrounded by top Schools like Master's Academy, Rundle Academy, Dr. Oakley School, Altadore School and Lycee International de Calgary French School and also quick access to Crowchild Trail... this home has it all!

Built in 2004

Essential Information

MLS® #	A2128384
Price	\$799,900
Sold Price	\$846,102
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,273
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4024 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 13th, 2024
Days on Market	10
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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