

\$829,900 - 115 Cambrai Avenue Sw, Calgary

MLS® #A2158514

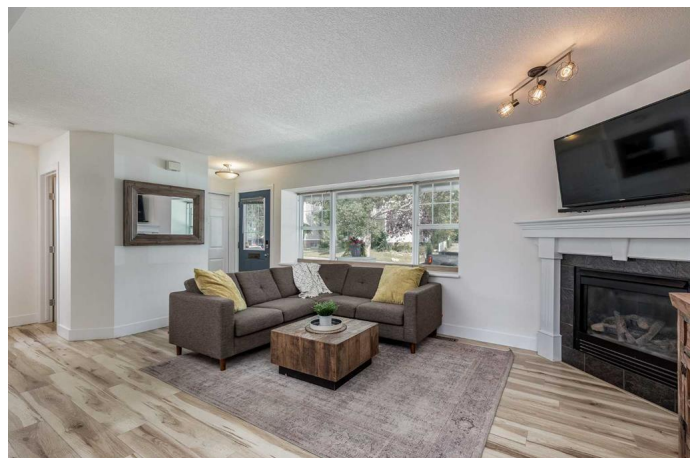
\$829,900

4 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Located in one of the most desirable inner-city communities, Garrison Woods, this stunning 4-bedroom, 2.5-bathroom detached home is a must-see. Approaching the property, youâ€™™ll be greeted by a meticulously landscaped exterior with lush greenery, mature trees, a garden, and a charming front porch. Step through the front door and into the warm embrace of the living room, where a cozy gas fireplace serves as the focal point. Luxury vinyl plank flooring throughout the home adds a touch of modern elegance and offers durability and easy maintenance for busy households. The kitchen is a chefâ€™™s dream, featuring sleek quartz countertops, an island extension for additional prep space and seating, and beautifully finished cupboards with custom woodwork that provide ample storage. A custom-built kitchen nook in the dining area has additional storage in the side cupboards and bench and is the perfect spot for hosting meals with friends and family. Upstairs, youâ€™™ll find three generous-sized bedrooms, each designed as a restful sanctuary at the end of the day. The primary bedroom is spacious, offering a serene escape, plenty of closet space, and easy access to a well-appointed 4-piece bathroom with a new vanity and stylish tile work. Versatile and adaptable, the two additional bedrooms can accommodate a growing family, serve as guest rooms, or function as a home office. The fully finished basement adds even more living space to this impressive home. It includes a



rec room and a 4th room, ideal for a quiet, dedicated workspace. Additionally, the basement features a 4-piece bathroom, a furnace room with a new washer and dryer (2024), and ample storage space. Recent upgrades in 2023 include a new roof, air conditioning and a new furnace. Your private oasis awaits in the oversized, south-facing backyard. It's fully fenced and boasts a large composite deck with a pergola and privacy wall, as well as a turf area perfect for additional seating. A large garden bed and access to the detached double garage complete this outdoor haven. This home's location offers a wealth of amenities catering to all ages. For those who enjoy staying active, numerous walking paths, tennis courts, parks (including Sandy Beach Park), playgrounds, and beach volleyball courts are nearby, ensuring there is always something to do. Winter brings a nearby outdoor skating rink, while a local swimming pool adds to summer fun. Families will appreciate the proximity to highly-rated schools and the Calgary Public Library. Shopping and dining options are abundant, with various boutiques, cafes, and restaurants in the Marda Loop area just a short walk or drive away. Whether picking up groceries, enjoying a night out, or simply exploring the area, convenience and variety are at your doorstep. Don't miss this opportunity to live in this desirable community—book your showing today!

Built in 2001

Essential Information

MLS® #	A2158514
Price	\$829,900
Sold Price	\$860,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	115 Cambrai Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J5

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Crown Molding, Granite Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 23rd, 2024
Date Sold August 26th, 2024
Days on Market 3
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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