

\$849,000 - 30 Versailles Gate, Calgary

MLS® #A2162396

\$849,000

2 Bedroom, 4.00 Bathroom, 2,157 sqft

Residential on 0.05 Acres

Garrison Woods, Calgary, Alberta

This is your opportunity to live in prestigious Garrison Woods in the luxurious "Versailles" complex. Situated in a desirable inside court location offering a quiet living environment, all just steps to Marda Loop shops & services. Close to schools, public transit & just minutes to downtown. The neutral colour palette and clean lines throughout the home provide a beautiful and comfortable aesthetic evoking feelings of warmth while remaining modern and stylish. Enter the home greeted by 9' ceilings and recently refinished, solid Hickory hardwood flooring throughout the main floor. Interior freshly painted, new carpets, various updated lighting and ceiling fans, new washer & dryer all completed within the previous 2 years. The beautiful main floor offers a modern kitchen featuring white cabinets with stylish grey island, light and bright quartz counter tops and stainless-steel appliances including new Bosch dishwasher. Exit to the sunny, fully fenced, low maintenance south facing backyard through the tucked away rear entrance keeping everything visually tidy. Many conveniences in the home include built in speaker system with controls in every room, central vac, phantom screen doors front and back allowing for a cool breeze. Enjoy two fireplaces in colder months and the newly installed central air conditioning on the warmer days, smart Ecobee thermostats ensures your comfort in any season. The top level is home to a sprawling primary bedroom loft with private balcony overlooking the serene,



groomed courtyard, mountain and cityscape views. Beautifully developed basement with rec room & den. Fully finished, detached double garage is pristine with polyaspartic epoxy floors, vast storage loft and new garage door. Take advantage of this prime inner-city location: walk to schools, Starbucks, Safeway, shops & restaurants. Easy access to downtown & all areas of the city.

Built in 2004

Essential Information

MLS® #	A2162396
Price	\$849,000
Sold Price	\$850,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	30 Versailles Gate
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N5

Amenities

Amenities	Other
Parking Spaces	2

Parking	Additional Parking, Common, Double Garage Detached, Garage Faces Rear, Guest, Insulated, Oversized, Rear Drive, See Remarks, Side By Side
---------	---

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Yard
Lot Description	Back Yard, Landscaped, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 19th, 2024
Days on Market	14
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.