

\$849,900 - 4239 Passchendaele Road Sw, Calgary

MLS® #A2163620

\$849,900

3 Bedroom, 3.00 Bathroom, 2,419 sqft

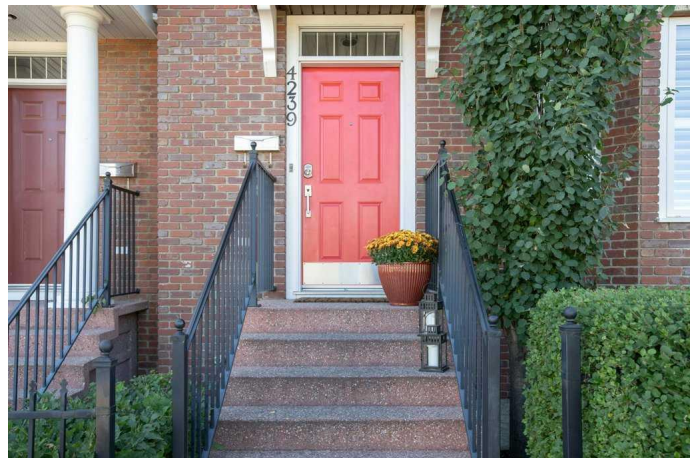
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

This immaculate and modern three-storey Brownstone, situated in the heart of Garrison Woods, offers an extraordinary opportunity for those seeking a turnkey home with an unrivaled blend of style and comfort.

Overlooking the serene Flanders Park, this meticulously designed and maintained property features over 3,000 square feet of developed living space across four levels, including three spacious bedrooms and 2.5 elegantly appointed baths.

The main floor showcases a beautifully renovated kitchen, featuring timeless white cabinetry with striking black accents, generous granite countertops, and a central island. High-end stainless-steel appliances complement the space, while the recently refinished hardwood floors add warmth and sophistication. Thoughtful cabinetry enhancements, such as a built-in wine rack, workstation, and pull-out storage solutions, ensure both practicality and style. The tastefully tiled gas fireplace, accompanied by a custom mantel and recessed alcoves, flows seamlessly into the living area, where a built-in bookshelf enhances the room's charm. A sun-filled south-facing deck off the kitchen invites outdoor dining and relaxation. Steps from the deck lead to a meticulously landscaped common area, adorned with vibrant flower gardens and mature trees, creating a tranquil space that separates the property from the detached double



garagesâ€”a rare and cherished feature in townhome living.

On the second floor, two spacious primary bedrooms each boast newly renovated ensuite bathrooms, both featuring walk-in showers, with one also offering a luxurious soaker tub. Ample walk-in closets provide abundant storage, ensuring convenience and ease. The third-floor loft, with its soaring vaulted ceiling and charming dormer windows, bathes the space in natural light, offering a versatile area perfect for a home office, additional living space, or any purpose you desire. The space is roughed in with a gas line, awaiting your new fireplace.

The professionally developed basement includes a flexible room that can serve as an office or a third bedroom, complete with hallway storage cabinets and a well-appointed laundry room. The cork floors throughout ensure warmth and comfort. A rare feature of this home is the adjoining workshop and expansive storage area, which offers a private walk-up entrance to the rear garden. The perfect flex space, awaiting your imagination.

Throughout the home, premium touches abound, including custom wooden shutters, new high-grade carpeting with eco-friendly underlay, and a two-stage high-efficiency furnace. Recent updates include a complete replacement of the roof and gutters, ensuring peace of mind for years to come.

Centrally located, this property is within walking distance to Garrison Square, the vibrant Marda Loop commercial district, and the newly developed Currie Barracks. Top private and public schools are nearby, along with notable attractions such as The Glenmore Athletic Park, and scenic biking trails.

Built in 2000

Essential Information

MLS® #	A2163620
Price	\$849,900
Sold Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,419
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4239 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6E6

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Rain Gutters
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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