

\$649,900 - 2266 Passchendaele Avenue Sw, Calgary

MLS® #A2167204

\$649,900

4 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

*** OPEN HOUSE September 28, 1pm-3pm

*** Welcome to this charming home in the heart of Garrison Woods, where classic character and unbeatable potential meet. Situated on a large lot with a beautifully updated exterior, featuring Hardie Board siding and brand-new asphalt shingles (2024), the inviting front covered porch is perfect for enjoying your morning coffee or relaxing in the evenings.

Inside, the original hardwood floors bring warmth and timeless appeal. The main floor's open-concept layout is ideal for both day-to-day living and entertaining, and it includes a convenient half bathroom. Upstairs, you'll find a rare four-bedroom layout – an excellent find in this area! The fourth bedroom offers flexibility to be transformed into an ensuite, creating a luxurious primary suite.

Downstairs, you'll discover even more space with a large rec room, a full bathroom, and a cozy den, perfect for a home office, or gym.

This home is move-in ready, but the real opportunity lies in making it your own through renovations or updates. With no condo fees and an excellent price point, this is an affordable way to get into this highly sought-after community. Whether you're looking for a home to personalize or a fantastic rental investment, this property is full of



possibilities.

Garrison Woods offers an unbeatable location â€” minutes from the vibrant shops of Marda Loop, Sandy Beach, Glenmore Athletic Park, top Calgary schools, and just a short commute to downtown. Donâ€™t miss out on this opportunity!

Built in 1999

Essential Information

MLS® #	A2167204
Price	\$649,900
Sold Price	\$630,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2266 Passchendaele Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 18th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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