

\$864,900 - 2274 Passchendaele Avenue Sw, Calgary

MLS® #A2167284

\$864,900

3 Bedroom, 2.00 Bathroom, 1,203 sqft
Residential on 0.08 Acres

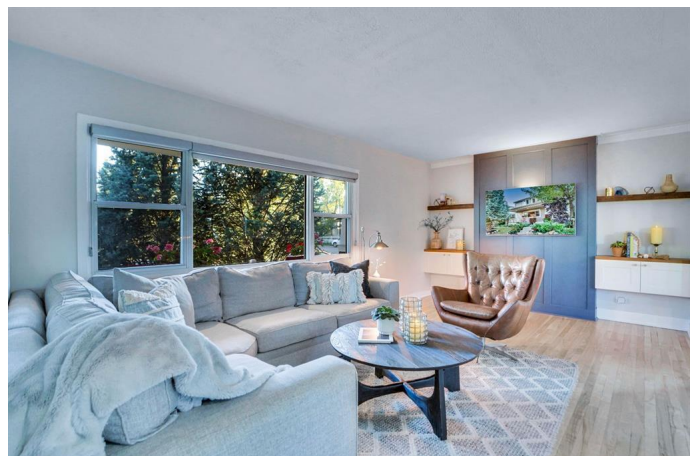
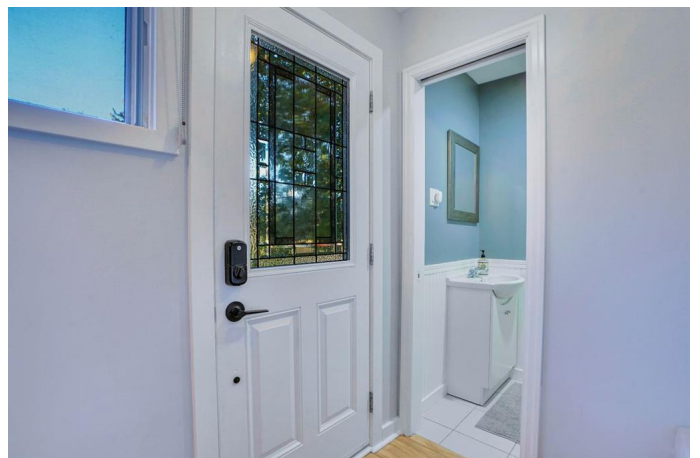
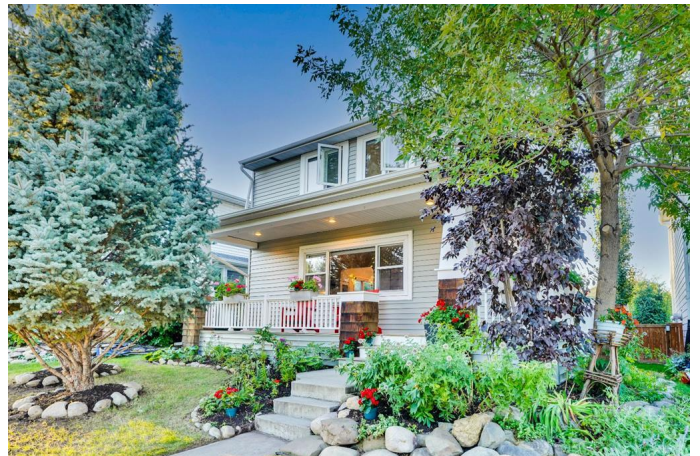
Garrison Woods, Calgary, Alberta

Welcome to this beautifully updated home in the desirable Garrison Woods neighborhood. With new vinyl siding (2024) and a large covered front porch, this home makes a great first impression. Step inside to find a fully renovated interior featuring stainless steel appliances, including a gas stove, quartz countertops, updated lighting, and a TV feature wall with custom built-ins. The hardwood floors and bright dining space open onto a large deck and spacious backyard, perfect for outdoor entertaining.

Upstairs, you'll find three bedrooms, including a larger primary that comfortably fits king sized furniture. Two of the bedrooms have been reinsulated for added comfort, and there's a stylishly updated full bathroom.

Downstairs, the large rec room with brand-new carpet and a built-in wine center is perfect for relaxing or hosting guests. There's also a spacious laundry room with plenty of storage and a cozy den that can be used as a home office or gym.

The backyard is a true retreat with mature trees, a garden, and a double insulated garage, offering both beauty and function. Situated within walking distance to Calgary's best schools, the shops of Marda Loop, Glenmore Athletic Park, Sandy Beach, and just minutes from downtown, this home offers the perfect combination of location and



lifestyle.

Built in 1999

Essential Information

MLS® #	A2167284
Price	\$864,900
Sold Price	\$853,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,203
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2274 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	Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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