

\$699,900 - 2299 Flanders Avenue Sw, Calgary

MLS® #A2177902

\$699,900

4 Bedroom, 4.00 Bathroom, 1,200 sqft
Residential on 0.12 Acres

Garrison Woods, Calgary, Alberta

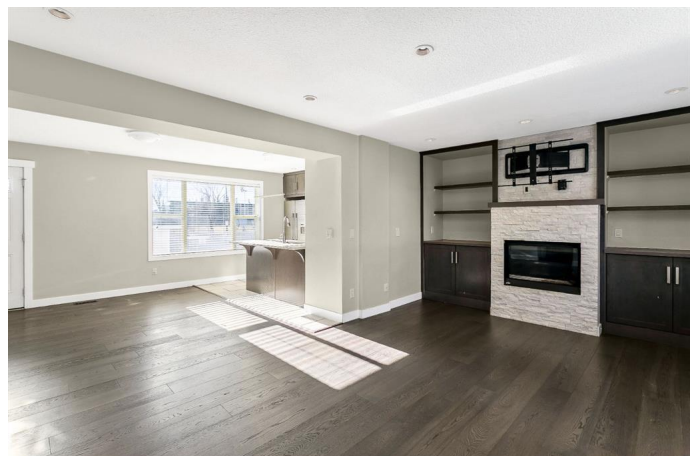
Open House, Saturday Nov 9 & 10: 1-3

Nestled on a corner lot in sought-after Garrison Woods, this charming duplex is a blend of comfort and convenience, complete with a larger, oversized front yard leading up to a welcoming covered front porch. Inside, the main level features a cozy living room with built-in shelving around a gas fireplace, flowing seamlessly into a bright kitchen equipped with stainless steel appliances, quartz countertops, and ample natural light. A convenient half bath and built in desk area is also on the main level.

Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a luxurious en suite featuring a soaker tub. An additional full bathroom is also on this level. The large basement offers a sunny versatile open space, a fourth bedroom, and another full bathâ€”ideal for guests or extra living space.

Outside, a spacious deck is perfect for entertaining, and the detached double garage includes an EV charger, accommodating electric vehicles. The home has seen numerous updates, including a new roof, furnace, tankless water heater, and air conditioning for modern comfort.

Living in Garrison Woods means a true community vibe, with nearby access to the shops and dining of Marda Loop, the natural beauty of Sandy Beach, and a quick commute



to downtown. This home provides the perfect blend of lifestyle, location, and modern amenities!

Built in 1998

Essential Information

MLS® #	A2177902
Price	\$699,900
Sold Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,200
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2299 Flanders Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	December 3rd, 2024
Days on Market	26
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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