

\$1,175,000 - 4702 21 Street Sw, Calgary

MLS® #A2256995

\$1,175,000

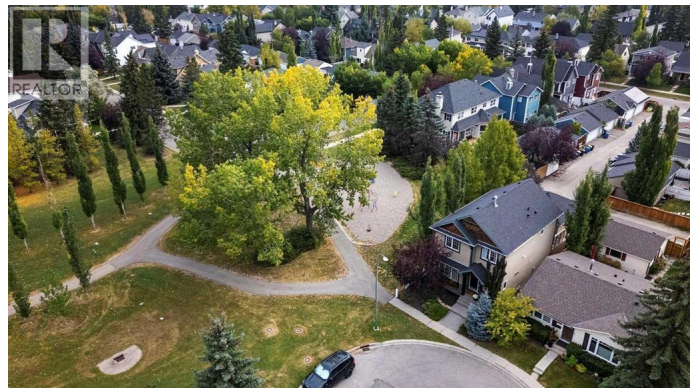
3 Bedroom, 4.00 Bathroom, 1,743 sqft

Single Family on 0.07 Acres

Garrison Woods, Calgary, Alberta

OH | Sat & Sun | Oct 4 & 5 | 2-4:30pm

Perfectly positioned on a quiet cul-de-sac and siding directly onto the beloved Passchendaele Park, this inviting 3+1 bedroom, 3.5 bathroom family home offers over 2,500 sq. ft. of beautifully designed living space in one of Calgary's most desirable communities, Garrison Woods. Recent upgrades include full home newly painted 2025, new light fixtures throughout 2025, new window covers 2025, refinished and painted deck 2025, new central air conditioning 2024, new roof 2024, new siding 2024, white picket fence repaired and repainted 2025. The main level welcomes you with 9' ceilings, hardwood floors, and a bright open layout. A private front office inspires productivity with serene park views, while the spacious living room with a feature fireplace flows effortlessly into the dining area and kitchen. Designed for both everyday living and entertaining, the kitchen boasts granite counters, a central island with seating, abundant cabinetry, and stainless steel appliances. French doors lead to the private newly refinished dual deck complete with built-in seating and planters, and the fully fenced backyard is perfect for summer gatherings. Upstairs, the serene primary retreat offers a walk-in closet and a spa-like 5-piece ensuite with heated floor, dual sinks, a jetted soaker tub, and a separate shower. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The fully developed



basement expands your living space with a large family/recreation room, dry bar with wine fridge, a fourth bedroom, full bathroom, and room for fitness equipment or play room. Additional highlights include a Sonos sound system, new air conditioner, double detached garage, and the unmatched lifestyle of Garrison Woods—where walkable streets, playgrounds, top-rated schools, and the vibrant shops and dining of Marda Loop are just minutes away. With quick access to downtown and Mount Royal University, this home offers both convenience and community. If you’re seeking the perfect blend of design, comfort, and location—look no further. Schedule your private showing today and discover why this is more than a house, it’s your family’s next home.

Built in 2000

Essential Information

Listing #	A2256995
Price	\$1,175,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,743
Acres	0.07
Year Built	2000
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4702 21 Street Sw
Subdivision	Garrison Woods
City	Calgary
Province	Alberta
Postal Code	T2T5T4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, Back lane, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Wine Fridge, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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