\$1,100,000 - 4702 21 Street Sw, Calgary

MLS® #A2256995

\$1,100,000

3 Bedroom, 4.00 Bathroom, 1,743 sqft Single Family on 0.07 Acres

Garrison Woods, Calgary, Alberta

OH | Sat & Sun | Nov 1 & 2 | 11am-1pm Charming park-side family home built with love in year 2000 located on a quiet cul-de-sac and Passchendaele Park. Enjoy the gorgeous park beside this inviting 3 bedroom, main floor office, lower level fitness room, and 3.5 bathroom home that offers over 2,500 sq. ft. mostly original but well laid out living space in one of Calgary's most desirable communities, Garrison Woods. A Recent upgrades include full home newly painted, new light fixtures throughout, central air conditioning, new roof 2024, and new siding 2024. 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, A and the fully fenced backyard â€" 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 Woodsâ€"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 com munity.If you're seeking the perfect blend of design, comfort, and locationâ€"look no further. Schedule your private showing today and discover why this is more than a house, it's your family's next home. (id:6289)

Built in 2000

Essential Information

Listing # A2256995
Price \$1,100,000

Bedrooms 3 Bathrooms 4.00

Half Baths 1

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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