



GRASSROOTS
REALTY GROUP

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2154 47 Avenue SW
Calgary, Alberta

MLS # A2216289



\$725,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | Garrison Woods | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,341 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Granite Counters, No Smoking Home, Vinyl Windows | | |

Inclusions: TV wall mount & brackets (1)

****OPEN HOUSE CANCELLED****Welcome to this beautifully maintained semi-detached home offering over 1,875 square feet of refined living space, ideally located on a quiet street in the heart of Garrison Woods. Boasting four bedrooms and three and a half baths, this property blends timeless charm with thoughtful modern updates- all within the highly sought-after Altadore Elementary School Zone. A white picket fence, and inviting front porch set the tone, welcoming you into a home filled with warmth and character. Inside, the main level features rich maple hardwood floors and an open-concept layout ideal for everyday living and effortless entertaining. The kitchen is outfitted with stainless steel appliances, granite countertops, an induction cooktop and timeless wood cabinetry- flowing seamlessly into the dining space and bright, airy living room with a cozy corner fireplace. A convenient 2-piece powder room completes the main floor. Upstairs, the spacious primary suite includes a stunning fully renovated ensuite (2020) with in-floor heating and a luxurious walk-in shower. Two additional generously sized bedrooms and a full second bathroom complete the upper level- perfectly suited for family living. The fully developed lower level adds exceptional versatility with a large rec room, fourth bedroom ideal for guests, a home gym or office, plus a full bathroom, laundry area and ample storage- all accented with plush new carpeting. Recent upgrades provide peace of mind and lasting value, including new hardie board siding and asphalt shingles (2024), new windows (2020), 200- amp service. The raised rear deck is perfect for summer dining and entertaining, completed by a spacious private yard. Located in the walk zone for Altadore Elementary and close to top-tier schools like Masters Academy, Lycee Louis Pasteur, and Rundle College Academy, this home is just

minutes from Mara Loop's vibrant shops and restaurants, scenic parks, playgrounds, River Park Dog Park and Glenmore Park. Whether you're a young family planting roots, a professional seeking a connected community-focused lifestyle, or a right-sizer looking to live inner city- this home offers unmatched style, function and location. Not to mention charm! Don't miss your chance- book your private showing today.