



GRASSROOTS
REALTY GROUP

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4668 Quentin Street SW
Calgary, Alberta

MLS # A2255586



\$875,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Converted Garage, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Closet Organizers, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Air Conditioner, Commercial Shelving in the Garage (negotiable)

Nestled on a lovely and peaceful tree-lined street in one of Calgary's most desirable inner-city neighbourhoods! From the moment you arrive, the curb appeal shines with a charming front balcony - the perfect spot to enjoy a morning coffee or to chat with the super friendly neighbours. Inside, a spacious front entry leads into a bright and welcoming main floor where the open-concept living room with cozy fireplace flows seamlessly into the dining space and kitchen. Also on the main floor is a convenient half bathroom, and back mudroom with a separating door to keep daily life practical and tidy. Upstairs, there are three bedrooms - the bright primary retreat offers his and her closets with built-in organizers, and a private 4-piece ensuite, while a renovated 3-piece bathroom serves the additional bedrooms. The fully finished lower level expands the living space with a generous recreation room, a fourth bedroom (non-egress window), a full 3-piece bathroom, and a laundry area with excellent storage. Outdoor living is just as enjoyable - a large back deck overlooks the spacious, fully fenced, flat yard—perfect for children, pets, or simply enjoying the extra privacy that comes with a larger lot. At the rear of the property, the triple garage is a rare find. The double side is currently home to a 15.5' x 15.5' fully finished, heated storage/flex room that has been double-drywalled for sound control, while still allowing for secure parking on the single side. With the removal of a couple of walls, it can easily be converted back to a true triple car garage, giving you endless flexibility. Updates throughout the years include a new furnace and humidifier in 2018, a hot water tank in 2019, central air conditioning in 2023, a new roof with upgraded eaves in 2024, and a new oven and microwave added in 2025. Finally, the location completes the picture -

you'll enjoy being close to River Park, Sandy Beach, the vibrant Marda Loop district with a wide array of restaurants, grocery stores, cafés, and eclectic shopping. Downtown is only a quick commute away, and recreational options abound with Glenmore Athletic Park, Glenmore Aquatic Centre, the Flames Twin Arenas, and excellent schools all nearby. Add in the welcoming, community-focused atmosphere, and you'll quickly see why this is such a special place to call home!