



GRASSROOTS
REALTY GROUP

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4702 21 Street SW
Calgary, Alberta

MLS # A2256995



\$1,200,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,743 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OH | Saturday & Sunday | Sept 27 & 28 | 11:00am-1:00pm 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 — 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.