



**135 Amiens Crescent SW  
Calgary, Alberta**

**MLS # A2290183**



**\$849,500**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters		
<b>Inclusions:</b>	N/A		

Immaculate, extensively upgraded two storey home in desirable Garrison Woods showcasing TRUE PRIDE OF OWNERSHIP. The fully renovated (2019) main floor features a gorgeous kitchen with new cabinetry, quartz countertops, premium appliances, ceramic tile flooring, updated powder room, new windows (except stairwell) and modern blinds. Fresh interior paint (2024&ndash;2025) throughout, including basement. Additional upgrades include new washer & dryer (2023), renovated 2nd floor bathroom (2025), new 2nd floor blinds (2025) and high-efficiency two stage furnace with central A/C (2021). The fully developed basement offers a 4th bedroom, full bath and laundry. There are garden doors to a gorgeous outdoor living space with a recently updated spacious deck open to the beautifully landscaped yard and double garage. Exterior highlights include upgraded Hardie Board siding and Class 4 hail resistant shingles. Located on a picturesque FAMILY FRIENDLY TREE LINED STREET just minutes to downtown, schools, Flames Community Arenas, quaint Marda Loop shops, Glenmore Athletic Park and everyday amenities. This is truly a move-in ready inner city gem.