



**63 Amiens Crescent SW
Calgary, Alberta**

MLS # A2299964



\$799,999

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,295 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully fully renovated semi-detached home in the established and highly sought-after community of Garrison Woods, perfectly designed for comfortable family living and summer enjoyment. The charming front porch and sun-drenched south-facing backyard create the ideal setting to soak up warm summer days. Step inside to a functional and inviting main floor featuring engineered hardwood flooring, a cozy living room warmed by a gas fireplace, a well-appointed dining area, and a spacious kitchen with breakfast bar, perfect for everyday living and entertaining. Large windows flood the home with abundant natural light. Upstairs offers three bedrooms ideal for a growing family, including a spacious primary retreat complete with a large walk-in closet and a beautiful ensuite featuring dual vanities and a recently renovated shower completed in 2026. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully developed lower level adds incredible flexibility with a spacious recreation/media room and an additional non-conforming bedroom, perfect for guests, a home office, or a gym. Outside, enjoy the expansive landscaped south-facing backyard with patio. The property also features an oversized double detached garage plus a rare oversized driveway offering ample additional parking. Ideally located just down the road from a park, close to numerous schools, and only minutes from Calgary's Downtown Core, this home offers a quick commute and easy access to the vibrant dining and shopping of Marda Loop. Notable improvements since purchase include the primary ensuite shower renovation in 2026, new roof in 2024, vinyl siding in 2024, fence and deck in 2022, interior paint in 2022, and the addition of air conditioning. This is a move-in ready home combining location, lifestyle, and thoughtful upgrades, presenting

an exceptional opportunity in Garrison Woods.