



**2131 Quentin Avenue SW
Calgary, Alberta**

MLS # A2304094



\$749,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,031 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Smart Home, Stone Counters		

Inclusions: None

Tucked into one of Calgary's most vibrant and walkable inner-city communities, this charming 1.5 storey home in Garrison Woods shows pride of ownership from the moment you arrive. Inside, the home showcases warm acacia hardwood flooring, a beautifully updated kitchen with dolomite countertops, new sink, fixtures, and a sleek oven with retractable hood fan. Updated paint, baseboards, and refined finishes throughout create a bright, welcoming atmosphere. With 2 bedrooms and 2 full bathrooms, including a spacious primary retreat complete with a 4 pc ensuite, this home is ideal for professionals, couples, or young families. The fully finished basement expands your living space with new carpet, ceiling, and lighting, offering flexibility for a rec room, office, or guest area. Modern comforts include a Sensi Wi-Fi thermostat, solar panels (over \$30,000 installed), and EV charger hookup in the garage, bringing efficiency and future-ready convenience together seamlessly. Step outside to your own private oasis. The professionally landscaped backyard is a gardener's dream, filled with mature pine, spruce, lilac, and juniper, along with flowering plants that thrive in this unique microclimate. With vinyl fencing (2024), abundant sunshine, and space to relax or entertain, it's a peaceful retreat right in the city. Major exterior updates including roof, siding, and eavestroughs (2024) add peace of mind. Just steps from Marda Loop, you can enjoy the rare convenience of walking to multiple coffee shops and ice cream parlours. Outdoor enthusiasts will love being a short drive or bike ride to Sandy Beach Park, River Park, and scenic pathways. Families will appreciate access to highly rated schools nearby like MRU, Clearwater Academy, Webber Academy, Rundle, and more. This is a community known for its friendly neighbours, beautifully maintained homes, and lively

spirit—especially during holidays, when the streets come alive with festive displays and events. Whether it's summer strolls, local markets, or Halloween traditions, there's a true sense of belonging here.