



**4014 Patricia Landing SW
Calgary, Alberta**

MLS # A2304202



\$680,000

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|------------------|--|---------------|-------------------|
| Division: | Garrison Woods | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,745 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, City Lot, Few Trees, Landscaped, Rectangular Lot, Street Lighting | | |

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 575 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame, Wood Siding | Zoning: | M-CG d39 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

OPEN HOUSE SUN APRIL 26 FROM 2PM-4PM. Welcome to the Town Homes of Patricia Landing where heritage character meets modern urban living. This townhome offers 2 beds, 2.5 bathrooms, and over 1,700SqFt of exceptional living space. Meticulously maintained, freshly painted throughout, and recent updates, there is nothing left to do but unpack your bags! A covered front porch welcomes you into this thoughtfully designed home featuring an open floor plan, 9’ ceilings, and large south-facing windows that fill the space with natural light. The living room showcases vaulted ceilings, a cozy gas fireplace, and hardwood flooring, flowing seamlessly into a spacious dining area. The kitchen features stainless steel appliances including a fridge with ice/water dispenser, shaker styles cabinetry, and a breakfast bar for casual dining. The main floor primary suite offers a private retreat, easily accommodating a king-sized bed. Including a walk-in closet and a generous 5pc ensuite complete with a walk-in shower, soaker tub, and double vanity with plenty of storage. A main floor stacked washer/dryer, along with a 2pc powder room, and access to your DOUBLE ATTACHED GARAGE complete this level. Upstairs, you will find an open loft-style layout with 9’ ceilings and large south-facing windows, creating a bright and airy space with a spacious second bedroom, a 4pc bathroom, and a versatile office space. A large secondary family room, ideal for movie nights, with additional space for a potential third bedroom. This level also includes a covered deck extends your living space outdoors. The perfect spot for morning coffee or evening relaxation surrounded by mature, lush trees and the sound of singing birds. The basement is unfinished and ready for your personal touch, featuring 9’ ceilings, a future bathroom rough-in, and wet bar rough-in. The layout

is ideally suited for an entertainer's dream. Whether that's a games room, theatre, gym, or additional living space, the possibilities are endless. Noteworthy updates include: Water Softener 2026, Furnace 2023, Washer/Dryer 2023, Microwave, Dishwasher, and Fridge all 2018. A very well managed complex, pet friendly, and offering added peace of mind with a new roof completed in 2024. What makes Garrison Woods so desirable is its rare balance of quiet residential streets with inner-city convenience. Tree-lined pathways, pocket parks, and playgrounds woven throughout the community. Just steps from the vibrant Marda Loop district—home to some of Calgary's best cafés, restaurants, boutiques, and everyday essentials. With schools, grocery stores, fitness studios, restaurants, coffee shops & more.