

# \$1,149,900 - 4069 Garrison Boulevard Sw, Calgary

MLS® #A2213321

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 1,991 sqft  
Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Charming Family Home in the Heart of Garrison Woods (Open house Sat/Sun cancelled)

Nestled on prestigious Garrison Boulevard, this beautifully maintained single-family home offers the perfect blend of character, comfort and convenience in one of Calgary's most sought-after inner city communities. With 1990 sqft of above grade living & 886 sq.ft developed down, this 3 bedroom + den residence provides spacious living for the whole family.

The warm & inviting main floor, featuring living & dining plus a dedicated office or den, provides a great atmosphere for day to day life as well as entertaining. Upstairs, three bedrooms offer plenty of space, including a serene primary suite with private ensuite that has heated floor. There is also an additional den area that can easily be converted to a 4th bedroom or kept as space for a tv/study area for kids. The fully developed lower level adds even more versatility, boasting an additional bedroom, full bathroom, laundry room, large recreation area and space for a games area or gym/yoga setup - perfect for families, guests or work-from-home.

Step outside to your private west-facing backyard with a large deck, hot tub and double detached garage. The location is truly



unbeatable: just two doors from the Lycée Louis Pasteur a short walk to Masters Academy, Bishop Carroll High School, St Marguerite Bourgeoys and Mount Royal University plus others. Parks, playgrounds and all the vibrant amenities of Marda Loop are just steps away.

Only 10 minutes to downtown, this home offers an incredible opportunity to enjoy the Garrison Woods lifestyle at an exceptional value.

Built in 2001

### **Essential Information**

MLS® #	A2213321
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,991
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4069 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Alley Access

# of Garages 2

### **Interior**

Interior Features Bookcases, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Jetted Tub, Wired for Sound

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Garburator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 5

Zoning RCG

### **Listing Details**

Listing Office Century 21 Bravo Realty

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