

# \$949,000 - 4525 Passchendaele Road Sw, Calgary

MLS® #A2217224

**\$949,000**

3 Bedroom, 2.00 Bathroom, 1,549 sqft

Residential on 0.11 Acres

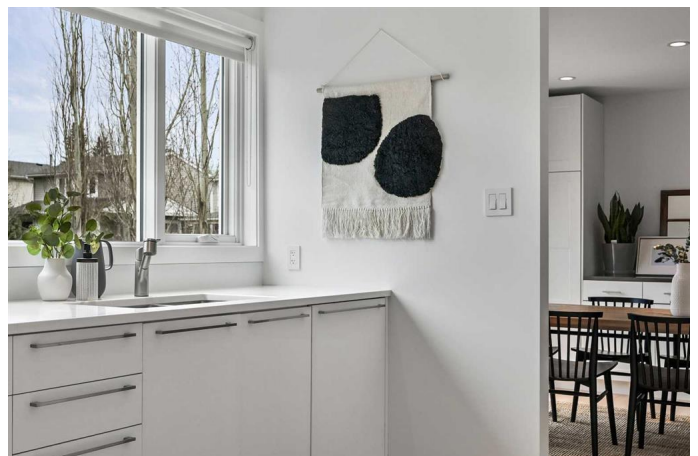
Garrison Woods, Calgary, Alberta

It's not everyday that the perfect house in the perfect location comes along! This dreamy, sunny home is a quick walk to everything that Garrison Woods and Marda Loop have to offer. You'll be blown away from minute you walk in the front door - Over 2000 sq ft of livable space, newly refinished hardwood floors, fresh paint, a renovated kitchen, brand new LP Siding on the exterior, a sunny dining room, and a huge west-facing backyard make this home stand out from the rest. The brand-new cedar fence encloses the backyard, and you'll love entertaining with the easy flow from the dining room to the back deck!

The living room is a great place to host family and friends, or to curl up and watch your favorite show. The gas fireplace is a beautiful focal piece, and it'll keep you cozy.

Moving to the dining room, the heart of the home! It's just begging to be filled with people - you'll love hosting dinner parties, brunches, and birthday parties. The built-in cabinetry, patio-doors that lead to the backyard, and the seamless flow into the kitchen make it perfect for everyday living and hosting.

The kitchen has been completely renovated, with quartz countertops, Sub Zero Fridge, Miele Dishwasher, Dacor Electric Oven/Stove, an eating bar, and lots of storage space. The west-facing windows let in so much natural



light.

Moving upstairs, you'll find a full bathroom and 3 large bedrooms. While they each have great storage, the primary bedroom has a great walk-in closet with a window. The clean, minimalistic style of the home really shines in these bedrooms.

The finished basement includes a rec room, full bathroom, huge storage room, and laundry with additional storage.

Outside, a huge backyard with mature trees creates a peaceful escape - imagine garden parties on your deck, throwing the ball for your dog, or listening to the birds with a cup of coffee in the morning. A detached garage and shed provide ample storage. This home also has a brand new furnace installed in 2024, and comes with Central Air Conditioning. The roof was done in 2021

An easy walk to River Park, the Garrison Woods shopping area (Safeway, Starbucks, Village Ice Cream, Cobs Bread!) and Marda Loop (Shoppers Drug Mart! Analog Coffee! Phil & Sebastian! Laura Brows! Blush Lane!) â€“ you really canâ€™t beat the location. Donâ€™t wait to see it!

Built in 2000

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2217224  |
| Price          | \$949,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,549     |
| Acres          | 0.11      |
| Year Built     | 2000      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4525 Passchendaele Road Sw |
| Subdivision | Garrison Woods             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2T 6C9                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Walk-In Closet(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas Starter, Living Room, Wood Burning                                      |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame, Wood Siding          |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |      |
|----------------|------|
| Days on Market | 5    |
| Zoning         | R-CG |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.