

# \$867,500 - 4028 Garrison Boulevard Sw, Calgary

MLS® #A2221972

**\$867,500**

2 Bedroom, 4.00 Bathroom, 2,202 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 17**

**2:30â€“4pm\*\*** Welcome to this stunning three-story townhome in the sought-after Versailles complex in Garrison Woods, with charming curb appeal + offering over 2200 square feet above grade plus a fully developed basement. Step through the front door into a bright, welcoming main floor featuring gorgeous hardwood flooring throughout. The spacious living room is filled with natural light from a large picture window overlooking the boulevard. The spacious living + dining rooms are separated by a two-sided gas fireplace with the dining room being open to the kitchen. The kitchen is thoughtfully designed with ample storage, granite countertops, an oversized pantry, a breakfast bar, updated appliances + a picture window that frames the lovely private gardenâ€”ideal for morning coffee or evening meals. On the second level, youâ€™ll find a master size bedroom with an ensuite, that also has hallway access, a convenient laundry area. There is a spacious flex room featuring an abundance of built-in cabinetry, bookcases + a cozy gas fireplaceâ€”ideal for a family room, home office, or music/reading room. The top floor is entirely devoted to the primary suite, offering a peaceful retreat with plenty of room for a sitting area + home office setup. It also includes a private covered patio, a spacious walk-in closet with built in cabinetry + a luxurious ensuite complete with dual vanities, a soaker tub + a stand-alone shower. The developed



basement extends your living space with a comfortable family room + a full bathroom, ideal for guests or entertaining. The expansive Ikea shelving unit + a walk-in closet are both ideal for storage. The low-maintenance garden is perfect to plant flowers, perennials + give opportunity for planters as well. It's finished with an interlocking paving stone surface with cobblestone drainage swale. It provides direct access to the double garage, which now features a new garage door, installed in 2024 + a commercial grade air conditioning unit. Additional updates include a new Maytag washer + dryer added in 2025, a durable Hardie board exterior, Air Conditioning + the peace of mind that comes with a healthy reserve fund + well managed complex. Located on a quiet street, yet just moments from amenities, schools + parks, this home offers an ideal blend of comfort, space + urban convenience in one of Calgary's most desirable communities.

Built in 2004

**Essential Information**

MLS® #	A2221972
Price	\$867,500
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	4028 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	7
Zoning	M-C1

### **Listing Details**

Listing Office                      Real Estate Professionals Inc.

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