

# \$539,000 - 4547 Passchendaele Road Sw, Calgary

MLS® #A2201569

**\$539,000**

2 Bedroom, 1.00 Bathroom, 1,010 sqft  
Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

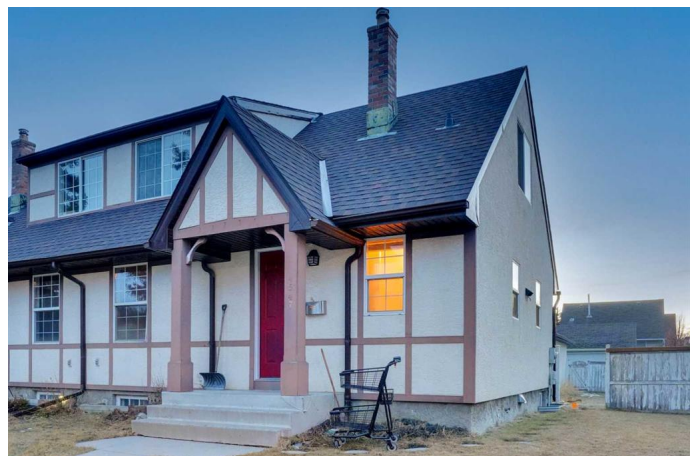
Opportunity knocks in the heart of **Garrison Woods**! This **921 sq. ft. 1.5-story home** sits on a **quiet, tree-lined street** in a **playground zone**, nestled between two parks. A dream project for **investors, flippers, or anyone with a vision**, this property is ready for a **complete transformation** to unlock its full potential.

Step through the front door, and you'll find a **traditional main floor layout** featuring a **spacious living room**, a **dedicated dining area**, and a **kitchen waiting to be reimaged**. A **4-piece bathroom** rounds out this level, offering the opportunity to modernize or reconfigure to suit today's lifestyle needs.

Head upstairs, and you'll find **two cozy bedrooms**—a perfect space for a future retreat with vaulted ceilings, skylights, or an expanded footprint. The **unrenovated basement** offers additional square footage, making it an ideal canvas for a secondary suite (subject to city approval), a media room, or a home gym.

Outside, the **fully fenced backyard** provides privacy and space for future landscaping, a deck, or even an extension. The **double detached garage** ensures ample parking and storage—a valuable feature in this highly sought-after neighborhood.

This home may be **vacant and in need of extensive renovations**, but the location alone makes it an opportunity you won't want to pass up. Situated in one of Calgary's most



desirable inner-city communities, you're steps from parks, schools, Marda Loop's shopping and dining scene, and a short commute to downtown.

With the right vision and investment, this property could be transformed into a stunning modern masterpiece. Whether you're looking to flip for profit or create a long-term rental, the potential here is undeniable.

Don't miss your chance to bring this home back to life in Garrison Woods.

Opportunities like this don't come often—act fast before it's gone!

Built in 2000

### Essential Information

MLS® #	A2201569
Price	\$539,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,010
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 1 and Half Storey
Status	Active

### Community Information

Address	4547 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6C9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	No Animal Home, See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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