

\$849,900 - 4119 Garrison Boulevard Sw, Calgary

MLS® #A2204898

\$849,900

3 Bedroom, 4.00 Bathroom, 2,189 sqft
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

WELCOME to this elegant, upgraded, immaculate home in the heart of trendy Garrison Woods. This 3 storey brownstone has over 2920 ft2 of total living space. As you enter the home you are greeted by a large foyer that leads to the sun drenched main floor with the living room, dining room and kitchen. Rich hardwood flooring, high ceilings and stunning swarovski crystal lighting create an exquisite living space. The gourmet kitchen is perfect for entertaining with premium granite counters and island, high end stainless steel appliances and solid wood soft close cupboards that reach to the ceiling. Finishing this level is a privately placed 2 piece powder room. The second level has a large family room with a gas fireplace flanked by solid built in cabinetry and a office alcove. A large bedroom with a wall of windows to the back of the property will fit the bedroom suite and king bed. There is a lovely 4 piece bathroom and laundry room with plenty of built ins for storage and a brand new LG washing machine and dryer. The top floor is the PRIMARY BEDROOM. This space is a dream with plenty of light from the dormer windows and space galore for bedroom suites and comfy chairs for relaxing. The luxurious 5 piece ensuite has heated floors that flow to the front of the home occupying a large soaking tub, a huge walk in tiled shower with all the shower heads, double sink vanity and a private water closet. The walk in closet is 12.5 x 5.4 and has built ins. The finished lower level of the home has a



large family space with a wall of built ins for all the entertainment systems and television. Enjoy your meal downstairs at the dining area adjacent to wet bar with sink and beverage fridge. The built in electric fireplace with blower will keep you cozy on winter nights. Also on this level is a fantastic bedroom with large desk and a 3 piece bathroom with heated floors and a huge walk in tiled steam shower. Plenty of space adjacent to mechanical room for your storage. The back yard, patio and garage is accessed off of the kitchen and is a perfect spot for enjoying the BBQ in the summer. The double garage is insulated and drywalled and comes off of the paved back alley. Garrison Woods is a pedestrian friendly community and has fantastic shopping, restaurants and parks. You will also find some of the best schools in Calgary within walking distance of this property.

Built in 2004

Essential Information

MLS® #	A2204898
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,189
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address 4119 Garrison Boulevard Sw

Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6G2

Amenities

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

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Portable Dishwasher
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	7

Zoning

M-CG d39

Listing Details

Listing Office

Engel & Völkers Calgary

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