

2266 Passchendaele Avenue SW  
Calgary, Alberta

MLS # A2167204



## \$649,900

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Front door key pad

\*\*\* OPEN HOUSE September 22: 2pm-4pm\*\*\* Welcome to this charming home in the heart of Garrison Woods, where classic character and unbeatable potential meet. Situated on a large lot with a beautifully updated exterior, featuring Hardie Board siding and brand-new asphalt shingles (2024), the inviting front covered porch is perfect for enjoying your morning coffee or relaxing in the evenings. Inside, the original hardwood floors bring warmth and timeless appeal. The main floor's open-concept layout is ideal for both day-to-day living and entertaining, and it includes a convenient half bathroom. Upstairs, you'll find a rare four-bedroom layout &ndash; an excellent find in this area! The fourth bedroom offers flexibility to be transformed into an ensuite, creating a luxurious primary suite. Downstairs, you'll discover even more space with a large rec room, a full bathroom, and a cozy den, perfect for a home office, or gym. This home is move-in ready, but the real opportunity lies in making it your own through renovations or updates. With no condo fees and an excellent price point, this is an affordable way to get into this highly sought-after community. Whether you're looking for a home to personalize or a fantastic rental investment, this property is full of possibilities. Garrison Woods offers an unbeatable location &ndash; minutes from the vibrant shops of Marda Loop, Sandy Beach, Glenmore Athletic Park, top Calgary schools, and just a short commute to downtown. Don't miss out on this opportunity!