

2299 Flanders Avenue SW
Calgary, Alberta

MLS # A2177902



\$699,900

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,200 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Wedge Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Storage		
Inclusions:	Front and back door keypad, smart door bell and thermostat		

Open House, Saturday Nov 9 & 10: 1-3 Nestled on a corner lot in sought-after Garrison Woods, this charming duplex is a blend of comfort and convenience, complete with a larger, oversized front yard leading up to a welcoming covered front porch. Inside, the main level features a cozy living room with built-in shelving around a gas fireplace, flowing seamlessly into a bright kitchen equipped with stainless steel appliances, quartz countertops, and ample natural light. A convenient half bath and built in desk area is also on the main level. Upstairs, you'll find three spacious bedrooms, including a primary suite with a luxurious en suite featuring a soaker tub. An additional full bathroom is also on this level. The large basement offers a sunny versatile open space, a fourth bedroom, and another full bath—ideal for guests or extra living space. Outside, a spacious deck is perfect for entertaining, and the detached double garage includes an EV charger, accommodating electric vehicles. The home has seen numerous updates, including a new roof, furnace, tankless water heater, and air conditioning for modern comfort. Living in Garrison Woods means a true community vibe, with nearby access to the shops and dining of Marda Loop, the natural beauty of Sandy Beach, and a quick commute to downtown. This home provides the perfect blend of lifestyle, location, and modern amenities!