\$949,000 - 4525 Passchendaele Road Sw, Calgary

MLS® #A2217224

\$949,000

3 Bedroom, 2.00 Bathroom, 1,549 sqft Residential on 0.11 Acres

Garrison Woods, Calgary, Alberta

Open House Saturday May 10, 2-4pm! It's not everyday that the perfect house in the perfect location comes along! This dreamy, sunny home is a quick walk to everything that Garrison Woods and Marda Loop have to offer. You'II be blown away from minute you walk in the front door - newly refinished hardwood floors, fresh paint, a renovated kitchen, brand new LP Siding on the exterior, a sunny dining room, and a huge west-facing backyard make this home stand out from the rest. The brand-new cedar fence encloses the backyard, and you'II love entertaining with the easy flow from the dining room to the back deck!

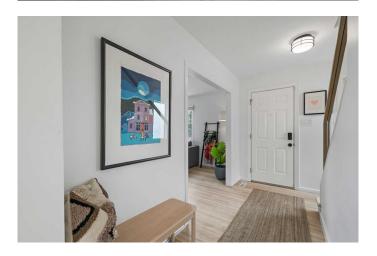
The living room is a great place to host family and friends, or to curl up and watch your favorite show. The gas fireplace is a beautiful focal piece, and it'II keep you cozy.

Moving to the dining room, the heart of the home! It's just begging to be filled with people â€" you'II love hosting dinner parties, brunches, and birthday parties. The built-in cabinetry, patio-doors that lead to the backyard, and the seamless flow into the kitchen make it perfect for everyday living and hosting.

The kitchen has been completely renovated, with quartz countertops, stainless-steel appliances, an eating bar, and lots of storage space. The west-facing windows let in so







much natural light.

Moving upstairs, you'll find a full bathroom and 3 large bedrooms. While they each have great storage, the primary bedroom has a great walk-in closet with a window. The clean, minimalistic style of the home really shines in these bedrooms.

The finished basement includes a rec room, full bathroom, huge storage room, and laundry with additional storage.

Outside, a huge backyard with mature trees creates a peaceful escape - imagine garden parties on your deck, throwing the ball for your dog, or listening to the birds with a cup of coffee in the morning. A detached garage and shed provide ample storage. This home also has a brand new furnace installed in 2024, and comes with Central Air Conditioning. The roof was done in 2021

An easy walk to River Park, the Garrison Woods shopping area (Safeway, Starbucks, Village Ice Cream, Cobs Bread!) and Marda Loop (Shoppers Drug Mart! Analog Coffee! Phil & Sebastian! Laura Brows! Blush Lane!) â€" you really can't beat the location. Don't wait to see it!

Built in 2000

Essential Information

MLS® # A2217224 Price \$949,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,549

Acres 0.11

Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 4525 Passchendaele Road Sw

Subdivision Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6C9

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning, Gas Starter

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office CIR Realty

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