

# \$860,000 - 4119 Garrison Boulevard Sw, Calgary

MLS® #A2234814

**\$860,000**

3 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

OPEN HOUSE SAT & SUN, JULY 5 & 6, 1-3 PM - Welcome to 4119 Garrison Boulevard SW, a beautifully upgraded brownstone nestled in the heart of sought-after Garrison Woods. This elegant, sun-drenched three-storey townhome offers over 2,900 square feet of meticulously maintained living space and an unbeatable lifestyle in one of Calgary's most walkable, vibrant, and family-friendly communities. Step inside to discover rich hardwood flooring, soaring ceilings, Swarovski crystal lighting, and a gourmet kitchen designed for entertaining—complete with premium granite counters, ceiling-height custom cabinetry, and high-end stainless steel appliances. The main floor flows effortlessly into an inviting dining and living space, perfect for hosting or relaxing. Upstairs, the second level offers a cozy family room with a gas fireplace, a generous bedroom, a stylish 4-piece bath, and a fully equipped laundry room. The top floor is a luxurious retreat with a sprawling primary suite, opulent 5-piece ensuite featuring heated travertine floors, a soaking tub, oversized walk-in tiled shower, and a dream walk-in closet. The finished basement provides additional living space with a media room, wet bar, third bedroom, and a spa-like steam shower. Enjoy summer evenings in the private rear yard with a patio and gas BBQ line, and benefit from the convenience of a double detached garage. LOCATION is everything—and this home delivers. You're



steps from vibrant 33rd & 34th Avenue with their boutique shops, artisan caf  s, and top-tier restaurants. Walk to highly regarded schools including Lyc  e Louis Pasteur (French K  "12), Master's Academy, and Altadore School. River Park and Sandy Beach offer endless recreational options just minutes away, while Mount Royal University is a short drive. The community is surrounded by playgrounds, off-leash parks, and has quick access to downtown, Stoney Trail, the airport, or the mountains. Discover elevated living in a neighbourhood where convenience, charm, and community come together.

Built in 2004

**Essential Information**

MLS�� #	A2234814
Price	\$860,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,174
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, 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), Chandelier, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	9
Zoning	M-CG d39

## Listing Details

Listing Office	Royal LePage Benchmark
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