

# \$875,000 - 4668 Quentin Street Sw, Calgary

MLS® #A2255586

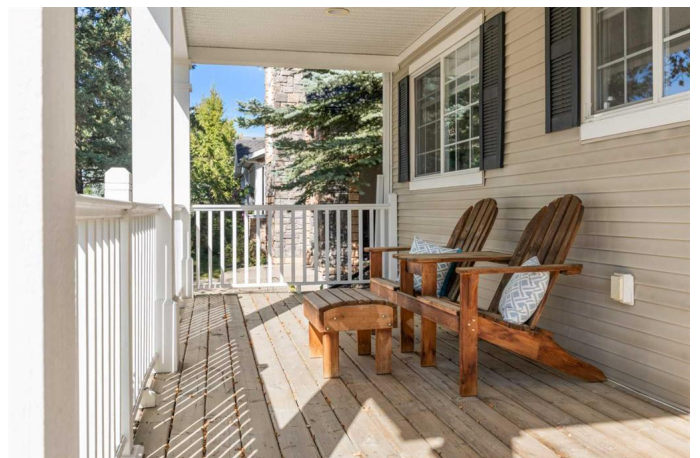
**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,362 sqft

Residential on 0.11 Acres

Garrison Woods, Calgary, Alberta

Nestled on a lovely and peaceful tree-lined street in one of Calgary's most desirable inner-city neighbourhoods! From the moment you arrive, the curb appeal shines with a charming front balcony - the perfect spot to enjoy a morning coffee or to chat with the super friendly neighbours. Inside, a spacious front entry leads into a bright and welcoming main floor where the open-concept living room with cozy fireplace flows seamlessly into the dining space and kitchen. Also on the main floor is a convenient half bathroom, and back mudroom with a separating door to keep daily life practical and tidy. Upstairs, there are three bedrooms - the bright primary retreat offers his and her closets with built-in organizers, and a private 4-piece ensuite, while a renovated 3-piece bathroom serves the additional bedrooms. The fully finished lower level expands the living space with a generous recreation room, a fourth bedroom (non-egress window), a full 3-piece bathroom, and a laundry area with excellent storage. Outdoor living is just as enjoyable - a large back deck overlooks the spacious, fully fenced, flat yard - perfect for children, pets, or simply enjoying the extra privacy that comes with a larger lot. At the rear of the property, the triple garage is a rare find. The double side is currently home to a 15.5' x 15.5' fully finished, heated storage/flex room that has been double-drywalled for sound control, while still allowing for secure parking on the single side. With the removal of a couple of walls, it



can easily be converted back to a true triple car garage, giving you endless flexibility. Updates throughout the years include a new furnace and humidifier in 2018, a hot water tank in 2019, central air conditioning in 2023, a new roof with upgraded eaves in 2024, and a new oven and microwave added in 2025. Finally, the location completes the picture - youâ€™ll enjoy being close to River Park, Sandy Beach, the vibrant Marda Loop district with a wide array of restaurants, grocery stores, cafÃ©s, and eclectic shopping. Downtown is only a quick commute away, and recreational options abound with Glenmore Athletic Park, Glenmore Aquatic Centre, the Flames Twin Arenas, and excellent schools all nearby. Add in the welcoming, community-focused atmosphere, and youâ€™ll quickly see why this is such a special place to call home!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255586    |
| Price          | \$875,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,362       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 4668 Quentin Street Sw |
| Subdivision | Garrison Woods         |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 6E1 |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 1                                        |
| Parking        | Triple Garage Detached, Converted Garage |
| # of Garages   | 1                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters                                                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard, Storage                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Mixed, Vinyl Siding                   |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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