



GRASSROOTS
REALTY GROUP

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4547 Passchendaele Road SW
Calgary, Alberta

MLS # A2295345



\$788,800

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,113 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water		

Inclusions: n/a

NO CONDO FEES. Extensively renovated with a FULL UPPER ADDITION, this exceptional half duplex is located on one of Garrison's most desirable streets and offers a rare OVERSIZED, FULLY FENCED WEST-FACING BACKYARD. Thoughtfully redesigned, the home features an EXPANDED PRIMARY SUITE with an added full bathroom, creating a layout that lives like a modern detached home. Open the door to a beautifully REIMAGINED space where GORGEOUS WHITE OAK CANADIAN HARDWOOD flooring flows throughout, complemented by soft NEUTRAL WHITE TONES and an abundance of NATURAL LIGHT. The main level welcomes you with a stylish FRONT POWDER ROOM featuring a window and custom vanity, leading into a bright OPEN-CONCEPT layout enhanced by structural beam work. The spacious LIVING ROOM overlooks your private yard and seamlessly connects to the CHEF-INSPIRED KITCHEN, complete with elegant TWO-TONE CABINETRY, expansive QUARTZ COUNTERTOPS, DESIGNER TILE, BRAND NEW STAINLESS STEEL APPLIANCES, POT LIGHTING, and a central ISLAND perfect for morning coffee or entertaining. A SEMI-PRIVATE DINING AREA with a view completes this elevated main floor. Upstairs, TWO GENEROUSLY SIZED BEDROOMS offer excellent closet space, including the ENLARGED PRIMARY RETREAT. The upper level is complemented by a LUXURIOUS MAIN BATHROOM featuring a DOUBLE VANITY, SOAKER TUB with shower, a large window for natural light, and modern BLACK ACCENT PLUMBING FIXTURES that elevate the overall design. This level blends comfort and sophistication, ideal for everyday living. The FULLY DEVELOPED BASEMENT has been designed to feel bright and functional, with OVERSIZED WINDOWS allowing natural light to pour in.

This space offers a versatile MEDIA OR GAMES AREA, a SPACIOUS THIRD BEDROOM, and a beautifully finished FULL BATHROOM with a WALK-IN TILED SHOWER and glass enclosure. Additional features include dedicated LAUNDRY SPACE, ample storage, and all NEW MECHANICAL SYSTEMS including a furnace, updated electrical, ON-DEMAND HOT WATER, new washer and dryer, and a new city water line, with shingles approximately three years old. The PRIVATE BACKYARD provides a friendly space to garden, relax, and enjoy the mature trees surrounding you. Perfect for professionals, downsizers, or anyone seeking a WALKABLE INNER-CITY LIFESTYLE, this location places you steps to parks, river pathways, Sandy Beach, and minutes to Marda Loop, Altadore, and downtown, all set within lively streets and a vibe you won't forget. Shingles Home and Roof approx 3 yrs old!