



4412 Amiens Road SW
Calgary, Alberta

MLS # A2307228



\$734,900

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,125 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Irregular Lot, Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: All window coverings and all light fixtures

****\$15,000 price reduction**** Impeccably maintained and updated home in popular Garrison Woods. This two-storey home has undergone many recent RENOVATIONS while maintaining its character: new HardiePlank siding on both house and garage (2025), new roof, fascia and eaves on both house and garage (2025), new on-demand hot water (2025), new windows (2020) with custom blinds, new high-end washer and dryer (2026) and the list goes on. The living room and kitchen are open concept for a spacious feel and are perfect for entertaining. The kitchen is stunning with its updates like QUARTZ countertops, backsplash, stainless steel appliances and a large island that seats 8. The cozy living room features a newly refaced fireplace. The large window in the living room looks out into the backyard, giving a very tranquil feel and plenty of natural light. From the living room, the back door opens onto the large deck, with a gas hookup for the BBQ. The main floor is completed with an updated 2-pc washroom. Upstairs are two good-sized bedrooms and a LOFT. The main bedroom has an ENSUITE bathroom and a WALK-IN closet. The second bedroom has its own 4-pc bathroom. A nice bonus upstairs is the loft area, which easily fits a large desk and can function as an office. Both the main and upper floor feature solid HARDWOOD flooring and the interior was repainted several years back. The basement, with a separate side entrance, is currently used as a rec room but offers a good layout suitable for alternative uses, such as an additional bedroom. It also provides plenty of extra storage space. The backyard is very quiet and features a nice deck, slate stones and new vinyl fences (2025). The double garage features a newer subpanel (220V), a roughed-in EV charging station and a wireless remote-controlled garage door opener. The location in Garrison Woods is very

quiet, yet just minutes from Crowchild Trail. The area is one of Calgary's most walkable neighborhoods. The shops of Marda Loop are nearby, River Park and Sandy Beach Park are a 15-minute walk and Glenmore Reservoir is just a short drive away. Education is nearby with several public and private schools, as well as Mount Royal University. Book your showing today!