



2275 Flanders Avenue SW
Calgary, Alberta

MLS # A2313466



\$835,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,164 sq.ft.	Age:	1999 (27 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, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Outdoor front yard & backyard furniture, and plant working table in backyard

RARE OPPORTUNITY to own this IMMACULATE 3-bedroom HALF-DUPLEX in the sought-after community of GARRISON WOODS! NO CONDO FEES - SEPARATE ENTRANCE - LIVE UP & RENT DOWN! This MODERN and ELEGANT 2-storey HOME boasting over 1600 SQFT of living space, nestled among mature trees and a multitude of green spaces, is a HIDDEN GEM you don't want to miss! Upon entering, the main level welcomes you to a BRIGHT OPEN layout filled with NATURAL DAYLIGHT through its expansive windows. The BEAUTIFULLY DESIGNED chef's kitchen features a large island with seating area, a coffee bar area, stainless steel appliances, ample storage with pantry, and a dining area with access to the outside deck, making al fresco dining a breeze! The open floor plan effortlessly unites the dining area with the living room creating a versatile space for both entertaining, and daily living. Cozy up by the fireplace and enjoy memorable evenings with family and friends. A convenient 2-piece bathroom and main-floor laundry complete this level. The upper level unveils 3 spacious bedrooms with ample storage and a recently renovated 4-piece bathroom. The fully developed BASEMENT with SEPARATE ENTRANCE features a with new hardwood floors, 3-piece bathroom, fresh paint, full kitchen, ample storage, and in-suite laundry. The basement is currently rented and the tenant would like to stay if feasible. Alternatively, the lower space could easily be converted into a family room, home gym, office, or entertainment space. Enjoy your spacious front porch overlooking Flanders Park, where kids can play just steps from home, or retreat to the fully fenced private backyard — your own peaceful oasis for relaxing summer days. Additional highlights include a DOUBLE DETACHED garage with plenty of storage, full renovation in 2019, and recent

UPGRADES include a NEW basement BATHROOM, gleaming NEW FLOORING, and fresh PAINT throughout the main floor and lower level. This incredibly well-maintained home located in proximity to all amenities, schools, walking/bike paths, running track, golf course, arena, tennis courts, off-leash dog park, shopping, transit and major roads, is sure to impress! Schedule your private viewing today and envision your future in this stunning residence!