



2291 Flanders Avenue SW
Calgary, Alberta

MLS # A2323864



\$680,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,118 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE SAT JUNE 27 2-4PM. Welcome to this charming home in the heart of Garrison Woods, one of Calgary's most sought-after communities. Beloved by residents for its tree-lined streets, walkability, and welcoming atmosphere, Garrison Woods offers an exceptional inner-city lifestyle. Enjoy being just steps from the shops and restaurants of Marda Loop, while also benefiting from numerous nearby parks, playgrounds, and green spaces. The community is known for its strong neighbourhood spirit and family-friendly events throughout the year. Offering a private yard, and detached garage, this home provides the freedom and functionality many buyers are searching for. The bright and inviting main floor features a spacious living area, a convenient powder room, and a kitchen complete with a stylish new backsplash and stainless-steel appliances. Sliding patio doors, replaced in 2020, lead directly to the sunny back deck, creating the perfect space for enjoying the south-facing backyard. Upstairs, you will find three bedrooms, offering plenty of room for growing families, guests, or a home office. The fully developed basement adds valuable living space and includes an updated 4-piece bathroom. Central air conditioning, installed in 2019, ensures comfort throughout the warmer months. Recent improvements include a new furnace (2022), hot water tank (2023), dryer (2025), rear downspouts (2026), and garage roof (2026).