



GRASSROOTS
REALTY GROUP

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5532 Forand Street SW
Calgary, Alberta

MLS # A2332203



\$789,900

Division:	Garrison Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 5532 Forand Street SW, an exceptional family home in the highly sought-after community of Garrison Green, where timeless character meets modern comfort. Beautifully maintained and thoughtfully updated over the years, this 3-bedroom, 3.5-bathroom home offers the perfect blend of style, functionality, and peace of mind, making it truly move-in ready. From the moment you arrive, you'll appreciate the inviting curb appeal and welcoming front porch overlooking one of Calgary's most desirable neighbourhoods. Inside, the bright and functional floor plan is filled with natural light and designed for everyday living. The spacious living room is anchored by a cozy gas fireplace, while the open-concept kitchen and dining area create the perfect space for entertaining family and friends. The kitchen has been tastefully refreshed with professionally repainted cabinetry (2022) and stunning Calcutta quartz countertops (2023), creating a timeless and elegant space. Recent stainless steel appliances (2025), including the refrigerator, dishwasher, and microwave, complete the kitchen with modern convenience and style. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat featuring a walk-in closet and private ensuite. The fully developed basement offers an office space, full bathroom, and a versatile recreation space ideal for a media room, home gym, or a children's playroom. This home has seen numerous significant capital improvements that provide exceptional value for the next owner, including central air conditioning (2020), new shingles (2021), a new storage shed (2024), and a new fence (2026), allowing you to move in with confidence knowing the major updates have already been completed. Step outside into the beautifully maintained backyard—an ideal space for summer barbecues, relaxing evenings, or

watching the kids play—with the added convenience of a double detached garage and rear lane access. Perfectly located within walking distance to parks, playgrounds, and scenic pathways, and just minutes from Mount Royal University, excellent schools, shopping, restaurants, and major commuter routes including Crowchild Trail and Glenmore Trail, Garrison Green remains one of Calgary's most desirable communities for families and professionals alike. Offering an exceptional location, extensive updates, and timeless appeal, 5532 Forand Street SW is a rare opportunity to own a beautifully maintained home in one of Calgary's premier inner-city neighbourhoods. Schedule your private showing today.