

# \$860,000 - 4119 Garrison Boulevard Sw, Calgary

MLS® #A2234814

**\$860,000**

3 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

OPEN HOUSE SAT & SUN, JULY 5 & 6, 1-3 PM - Welcome to 4119 Garrison Boulevard SW, a beautifully upgraded brownstone nestled in the heart of sought-after Garrison Woods. This elegant, sun-drenched three-storey townhome offers over 2,900 square feet of meticulously maintained living space and an unbeatable lifestyle in one of Calgary's most walkable, vibrant, and family-friendly communities. Step inside to discover rich hardwood flooring, soaring ceilings, Swarovski crystal lighting, and a gourmet kitchen designed for entertaining—complete with premium granite counters, ceiling-height custom cabinetry, and high-end stainless steel appliances. The main floor flows effortlessly into an inviting dining and living space, perfect for hosting or relaxing. Upstairs, the second level offers a cozy family room with a gas fireplace, a generous bedroom, a stylish 4-piece bath, and a fully equipped laundry room. The top floor is a luxurious retreat with a sprawling primary suite, opulent 5-piece ensuite featuring heated travertine floors, a soaking tub, oversized walk-in tiled shower, and a dream walk-in closet. The finished basement provides additional living space with a media room, wet bar, third bedroom, and a spa-like steam shower. Enjoy summer evenings in the private rear yard with a patio and gas BBQ line, and benefit from the convenience of a double detached garage. LOCATION is everything—and this home delivers. You're



steps from vibrant 33rd & 34th Avenue with their boutique shops, artisan caf  s, and top-tier restaurants. Walk to highly regarded schools including Lyc  e Louis Pasteur (French K  "12), Master's Academy, and Altadore School. River Park and Sandy Beach offer endless recreational options just minutes away, while Mount Royal University is a short drive. The community is surrounded by playgrounds, off-leash parks, and has quick access to downtown, Stoney Trail, the airport, or the mountains. Discover elevated living in a neighbourhood where convenience, charm, and community come together.

Built in 2004

**Essential Information**

MLS�� #	A2234814
Price	\$860,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,174
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	4119 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6G2

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	9
Zoning	M-CG d39

## Listing Details

Listing Office	Royal LePage Benchmark
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