

**2295 Flanders Avenue SW
Calgary, Alberta**

MLS # A2223132



\$624,900

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,282 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

OPEN HOUSE SUNDAY MAY 25 AT 11:00AM-1:00PM* *VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Imagine pulling into your new double detached garage and stepping into a bright, inviting semi-detached home—an instant upgrade from apartment living, yet with NO condo fees! Priced under \$625k, this delightful starter home boasts FOUR full bedrooms all above grade—an exceptionally rare find in Garrison Woods. A tiled entryway ushers you into a sun-drenched main floor where south-facing windows highlight gleaming hardwood flooring. The open-concept kitchen features a generously sized island and abundant cabinet storage. It flows seamlessly into a cozy living area with a natural gas fireplace—perfect for curling up on cool evenings. A spacious back mudroom corrals shoes, backpacks and jackets, while a discreet 2-piece powder room near the front door ensures guest convenience. Upstairs, newer carpet on the stairs leads you to four versatile bedrooms (all with hardwood flooring) serviced by a bright 4-piece bath with tub/shower combo. Downstairs, an unspoiled basement offers endless potential—home theatre, gym, playroom or extra living quarters—complete with laundry area and sink. Outside, your oversized, south-facing yard features a huge deck ideal for BBQs, morning coffee or starlit gatherings, all surrounded by a generous yard space. Walk everywhere: Safeway, Starbucks, My Favorite Ice Cream Shoppe, and local markets are all within easy reach, and vibrant Marda Loop’s shops and restaurants are just blocks away. Enjoy parks, pathways, top schools and a peaceful, friendly neighbourhood—only a 10-minute drive to downtown. Don’t miss this rare opportunity in one of Calgary’s

most pedestrian-friendly communities. Call today to schedule your private showing!