



THE
A-TEAM

**RE/MAX
FIRST**

4602 PASSCHENDAELE Road, Calgary T2T 6H9

MLS®#: **A2158333**

Area: **Garrison Woods**

Listing Date: **08/27/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

998

Year Built:

2001

Low Sqft:

Ttl Sqft:

998

Lot Information

Lot Sz Ar:

3,250 sqft

Lot Shape:

DOM

22

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

1 and Half

Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot
Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`10" x 9`2"	4pc Bathroom	Main	6`5" x 4`11"
Entrance	Main	11`8" x 3`0"	Family Room	Main	11`8" x 9`3"
Living Room	Main	15`11" x 13`4"	Dining Room	Main	8`1" x 6`4"
Kitchen	Main	7`10" x 7`8"	Mud Room	Main	7`8" x 3`8"
Bedroom	Second	11`1" x 10`8"	Other	Lower	22`3" x 23`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

0112845

Remarks

Pub Rmks:

WHO DOESN'T WANT TO LIVE IN THE HEART OF GARRISON WOODS, WITH A PRIVATE FENCED BACK YARD AND DOUBLE GARAGE ON A QUIET STREET --in a playground zone squished between 2 parks?-- Forget condo's --forget townhomes--forget condo fees--forget bylaws, and forget PET RESTRICTIONS. THIS HOME IS WHAT REAL ESTATE IS ALL ABOUT.... REAL PROPERTY! This WEST FACING, 1.5 Storey, on a 30' x 110' lot is one of GARRISON WOODS QUIETEST streets --PASSCHENDAELE ROAD.-
- All the character and charm that comes with a post war home, including ORIGINAL HARDWOOD THROUGHOUT THE HOUSE! Good sized kitchen, large living room (main) and separate family room (could be used as 3rd bdrm) + 4pc bath (main). 2 Nice sized bedrooms upstairs. 517 ft2 --Basement is unspoiled with laundry room (SxS washer + dryer) and separate laundry sink. *BONUS INFRARED SAUNA DOWNSTAIRS CAN STAY (\$3000) *** Private, fenced back yard, dog run and IMMACULATE DOUBLE DETACHED GARAGE (19'4"X21'5"). It's not massive at 998 ft2, but we can all agree, its better than the average calgary home priced at \$700,000! Recent work the seller has completed --House shingles were redone in 2018. Garage roof shingles were redone in 2023 (\$2362.50). Gutters were just cleaned out, windows were washed, exterior pressure wash has been prepaid for the buyer. Professionally painted inside (over \$3500). Fence painted (\$2150) and repaired. Garage door repaired. Seller has filed an insurance claim with AMA (P2024-02467) to have the north wall of the garage repaired (hail damage). Walking distance to 3 of Calgary's top schools, several parks (Sandy Beach Off leash), bike/running pathways (Glenmore Reservoir), Garrison Square (boutiques/restaurants/pubs), Calgary's best ice cream, coffee and fitness facilities. Immediate possession a possibility -- Don't forget to visit our 3D TOUR!**

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











