



THE
A-TEAM

**RE/MAX
FIRST**

2299 FLANDERS Avenue, Calgary T2T 5K9

MLS®#: **A2177902**

Area: **Garrison Woods**

Listing Date: **11/07/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1998**

Lot Information
Lot Sz Ar: **5,231 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Level,Wedge Shaped Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,200**
Low Sqft:
Ttl Sqft: **1,200**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Smart Home,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 6`1"
Kitchen	Main	12`2" x 9`6"
Office	Main	3`10" x 2`2"
4pc Ensuite bath	Second	8`4" x 9`5"
Bedroom	Second	11`8" x 8`8"
Bedroom - Primary	Second	11`8" x 9`8"
Bedroom	Basement	10`7" x 7`5"

Room	Level	Dimensions
Dining Room	Main	12`2" x 13`6"
Living Room	Main	11`7" x 19`11"
4pc Bathroom	Second	7`5" x 4`11"
Bedroom	Second	8`5" x 13`0"
Laundry	Second	3`0" x 2`11"
3pc Bathroom	Basement	7`4" x 4`1"
Game Room	Basement	11`3" x 24`6"

Storage	Basement	3`7" x 11`0"	Furnace/Utility Room	Basement	11`2" x 7`10"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	9910732

Remarks

Pub Rmks: *****Open House, Saturday Nov 9 & 10: 1-3*** Nestled on a corner lot in sought-after Garrison Woods, this charming duplex is a blend of comfort and convenience, complete with a larger, oversized front yard leading up to a welcoming covered front porch. Inside, the main level features a cozy living room with built-in shelving around a gas fireplace, flowing seamlessly into a bright kitchen equipped with stainless steel appliances, quartz countertops, and ample natural light. A convenient half bath and built in desk area is also on the main level. Upstairs, you'll find three spacious bedrooms, including a primary suite with a luxurious en suite featuring a soaker tub. An additional full bathroom is also on this level. The large basement offers a sunny versatile open space, a fourth bedroom, and another full bath—ideal for guests or extra living space. Outside, a spacious deck is perfect for entertaining, and the detached double garage includes an EV charger, accommodating electric vehicles. The home has seen numerous updates, including a new roof, furnace, tankless water heater, and air conditioning for modern comfort. Living in Garrison Woods means a true community vibe, with nearby access to the shops and dining of Marda Loop, the natural beauty of Sandy Beach, and a quick commute to downtown. This home provides the perfect blend of lifestyle, location, and modern amenities!**

Inclusions:
Property Listed By: **Front and back door keypad, smart door bell and thermostat
eXp Realty**

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







