



THE
A-TEAM

**RE/MAX
FIRST**

4423 QUENTIN Court, Calgary T2T 6B8

MLS®#: **A2188113** Area: **Garrison Woods** Listing Date: **01/21/25** List Price: **\$649,900**
 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: **2001**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Cul-De-Sac,Few Trees,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,118**
 Low Sqft:
 Ttl Sqft: **1,118**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7`5" x 12`2"	Kitchen	Main	8`9" x 11`6"
Living Room	Main	18`10" x 11`6"	Mud Room	Main	6`2" x 3`7"
3pc Bathroom	Main	5`6" x 8`2"	Entrance	Main	4`3" x 5`3"
Walk-In Closet	Second	3`0" x 4`11"	Bedroom - Primary	Second	10`7" x 11`8"
Walk-In Closet	Second	6`7" x 2`11"	Bedroom	Second	13`4" x 8`4"
Bedroom	Second	7`11" x 11`8"	5pc Bathroom	Second	8`3" x 8`1"
Family Room	Basement	18`6" x 10`7"	Furnace/Utility Room	Basement	21`3" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0010002

Remarks

Pub Rmks: **This property offers exceptional value with a total of 3 spacious bedrooms, 2 full bathrooms, and over 1,500 square feet of development! The main level features beautiful hardwood floors, sleek stainless steel appliances, granite countertops, and a full bathroom. The upper level includes all 3 bedrooms and a luxurious 5-piece bathroom with dual sinks. The fully developed lower level provides a fantastic rec/family room. The sunny, west-facing backyard includes a large patio/deck, perfect for entertaining. Additional highlights include a double detached garage, a roof replaced in 2017, and attic insulation added in 2018. The location is unbeatable—close to Mount Royal University, schools, shops, parks, and public transit. If you're looking for an affordable opportunity in the inner city, this is your chance! Schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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













