

# \$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

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 cafés, 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, 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, Chandelier |
| 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 | 17              |
| Zoning         | M-CG d39        |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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