

# \$1,299,900 - 4036 Garrison Boulevard Sw, Calgary

MLS® #A2266209

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,130 sqft

Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Open house Sunday October 26th 230-4pm.  
Outstanding location in Garrison Woods within walking distance to the Lycée School.  
Charming curb appeal with a durable Hardy Board exterior + newer roof on a beautiful tree-lined street.

The two-story entrance sets the tone for the bright, freshly painted interior. Excellent layout with a versatile flex space at the front of the home currently used as a formal dining room. The open concept design at the back of the house features a great room with gas fireplace + built-ins overlooking the backyard. The kitchen offers abundant cabinetry, large island + a convenient butler's pantry, flowing into a cheerful informal nook with access to the deck + yard.

Upstairs, the primary suite is generous in size with a walk-in closet + ensuite featuring dual vanities, soaker tub + standalone shower. Two additional bedrooms, a full bath + laundry complete the upper level.

The professionally developed lower level includes a large family room, bedroom, full bath + ample storage. The backyard features a newer high-end composite low-maintenance deck.

Walk to nearby amenities, parks, shopping + restaurants – a superb opportunity in one of Calgary's most desirable communities



Built in 2001

## Essential Information

MLS® #	A2266209
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4036 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Mantle
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 22nd, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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