

# \$624,900 - 2295 Flanders Avenue Sw, Calgary

MLS® #A2223132

**\$624,900**

4 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

**\*OPEN HOUSE SUNDAY MAY 25 AT 11:00AM-1:00PM\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\***

Imagine pulling into your new double detached garage and stepping into a bright, inviting semi-detached home—an instant upgrade from apartment living, yet with NO condo fees! Priced under \$625k, this delightful starter home boasts FOUR full bedrooms all above grade—an exceptionally rare find in Garrison Woods. A tiled entryway ushers you into a sun-drenched main floor where south-facing windows highlight gleaming hardwood flooring. The open-concept kitchen features a generously sized island and abundant cabinet storage. It flows seamlessly into a cozy living area with a natural gas fireplace—perfect for curling up on cool evenings. A spacious back mudroom corrals shoes, backpacks and jackets, while a discreet 2-piece powder room near the front door ensures guest convenience. Upstairs, newer carpet on the stairs leads you to four versatile bedrooms (all with hardwood flooring) serviced by a bright 4-piece bath with tub/shower combo. Downstairs, an unspoiled basement offers endless potential—home theatre, gym, playroom or extra living quarters—complete with laundry area and sink. Outside, your oversized, south-facing yard features a huge deck ideal for BBQs, morning coffee or starlit gatherings, all surrounded by a generous yard space. Walk everywhere: Safeway, Starbucks,



My Favorite Ice Cream Shoppe, and local markets are all within easy reach, and vibrant Marda Loop’s shops and restaurants are just blocks away. Enjoy parks, pathways, top schools and a peaceful, friendly neighbourhood – only a 10-minute drive to downtown. Don’t miss this rare opportunity in one of Calgary’s most pedestrian-friendly communities. Call today to schedule your private showing!

Built in 1998

**Essential Information**

MLS® #	A2223132
Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,282
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2295 Flanders Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5K9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages	2
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## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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