



## 2299 Flanders Avenue Calgary Alberta

\$699,900

\*\*\*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! (id:6769)

4pc Bathroom 7.42 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 9.42 Ft

Bedroom 8.42 Ft x 13.00 Ft

Bedroom 11.67 Ft x 8.67 Ft

Laundry room 3.00 Ft x 2.92 Ft

Primary Bedroom 11.67 Ft x 9.67 Ft

3pc Bathroom 7.33 Ft x 4.08 Ft

Bedroom 10.58 Ft x 7.42 Ft

Recreational, Games room 11.25 Ft x 24.50 Ft

Storage 3.58 Ft x 11.00 Ft

Furnace 11.17 Ft x 7.83 Ft

2pc Bathroom 7.17 Ft x 6.08 Ft

Dining room 12.17 Ft x 13.50 Ft

Kitchen 12.17 Ft x 9.50 Ft

Living room 11.58 Ft x 19.92 Ft

Office 3.83 Ft x 2.17 Ft

Listing Presented By:



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eXp Realty



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