

# \$805,000 - 4243 Passchendaele Road Sw, Calgary

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MLS® #A2231809

**\$805,000**

2 Bedroom, 4.00 Bathroom, 1,885 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Rare Offering in Flanders Passchendaele, Welcome to this architect-designed thoughtfully crafted with timeless finishes, this unique home offers over 2,500 sq.ft. of living space across four levels. Upon entry, natural slate tile with inlaid granite detail sets the tone for the quality throughout. The open floor plan boasts 8'™ ceilings in the kitchen and dining areas, while the living room impresses with soaring vaulted ceilings up to 28'™, filling the space with natural light from three exposures. The gourmet kitchen features rich cherry shaker cabinetry, granite countertops, custom millwork, and a raised breakfast peninsula perfect for entertaining. A three sided fireplace separates the living and dining rooms, complemented by built-in shelving and an integrated sound system throughout the main, second floor, and basement. The oversized primary suite offers a huge walk-in closet, spa-like ensuite with soaker tub, steam shower, and private water closet. Upstairs, the mezzanine overlooks the main floor and serves as an ideal office, library, or plant haven, enhanced by custom European style railings. The third-floor loft with 11'™ ceilings includes a 3 piece bath and park views from charming dormer windows and Juliette balconies. The soundproofed basement with 9'™ ceilings offers incredible versatility and includes four large windows for future development. A private double detached garage completes the package. A must to see 24 hrs notice required. Showings maybe



limited due to tenant.

Built in 2000

### **Essential Information**

MLS® #	A2231809
Price	\$805,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,885
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	4243 Passchendaele Road Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6E6

### **Amenities**

Amenities	Park
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Lighting, Private Entrance
Lot Description	Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	9
Zoning	M-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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