

\$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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