

\$1,200,000 - 4702 21 Street Sw, Calgary

MLS® #A2256995

\$1,200,000

3 Bedroom, 4.00 Bathroom, 1,743 sqft
Residential on 0.07 Acres

Garrison Woods, Calgary, Alberta

OH | Saturday & Sunday | Sept 20 & 21 | 2-4:30pm Perfectly positioned on a quiet cul-de-sac and siding directly onto the beloved Passchendaele Park, this inviting 3+1 bedroom, 3.5 bathroom family home offers over 2,500 sq. ft. of beautifully designed living space in one of Calgary's most desirable communities, Garrison Woods. Recent upgrades include full home newly painted 2025, new light fixtures throughout 2025, new window covers 2025, refinished and painted deck 2025, new central air conditioning 2024, new roof 2024, new siding 2024, white picket fence repaired and repainted 2025. The main level welcomes you with 9' ceilings, hardwood floors, and a bright open layout. A private front office inspires productivity with serene park views, while the spacious living room with a feature fireplace flows effortlessly into the dining area and kitchen. Designed for both everyday living and entertaining, the kitchen boasts granite counters, a central island with seating, abundant cabinetry, and stainless steel appliances. French doors lead to the private newly refinished dual deck complete with built-in seating and planters, and the fully fenced backyard – perfect for summer gatherings.

Upstairs, the serene primary retreat offers a walk-in closet and a spa-like 5-piece ensuite with heated floor, dual sinks, a jetted soaker tub, and a separate shower. Two additional bedrooms, a full bathroom, and a convenient



laundry room complete the upper level.

The fully developed basement expands your living space with a large family/recreation room, dry bar with wine fridge, a fourth bedroom, full bathroom, and room for fitness equipment or play room.

Additional highlights include a Sonos sound system, new air conditioner, double detached garage, and the unmatched lifestyle of Garrison Woods—where walkable streets, playgrounds, top-rated schools, and the vibrant shops and dining of Marda Loop are just minutes away. With quick access to downtown and Mount Royal University, this home offers both convenience and community.

If you're seeking the perfect blend of design, comfort, and location—look no further. Schedule your private showing today and discover why this is more than a house, it's your family's next home.

Built in 2000

Essential Information

MLS® #	A2256995
Price	\$1,200,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4702 21 Street Sw
Subdivision	Garrison Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5T4

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office

Sotheby's International Realty Canada

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