

\$1,299,900 - 4036 Garrison Boulevard Sw, Calgary

MLS® #A2266209

\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,130 sqft

Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Open house Sunday October 26th 230-4pm.
Outstanding location in Garrison Woods within walking distance to the Lycée School.
Charming curb appeal with a durable Hardy Board exterior + newer roof on a beautiful tree-lined street.

The two-story entrance sets the tone for the bright, freshly painted interior. Excellent layout with a versatile flex space at the front of the home currently used as a formal dining room. The open concept design at the back of the house features a great room with gas fireplace + built-ins overlooking the backyard. The kitchen offers abundant cabinetry, large island + a convenient butler's pantry, flowing into a cheerful informal nook with access to the deck + yard.

Upstairs, the primary suite is generous in size with a walk-in closet + ensuite featuring dual vanities, soaker tub + standalone shower. Two additional bedrooms, a full bath + laundry complete the upper level.

The professionally developed lower level includes a large family room, bedroom, full bath + ample storage. The backyard features a newer high-end composite low-maintenance deck.

Walk to nearby amenities, parks, shopping + restaurants – a superb opportunity in one of Calgary's most desirable communities



Built in 2001

Essential Information

MLS® #	A2266209
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4036 Garrison Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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