

# \$848,800 - 2119 Quentin Avenue Sw, Calgary

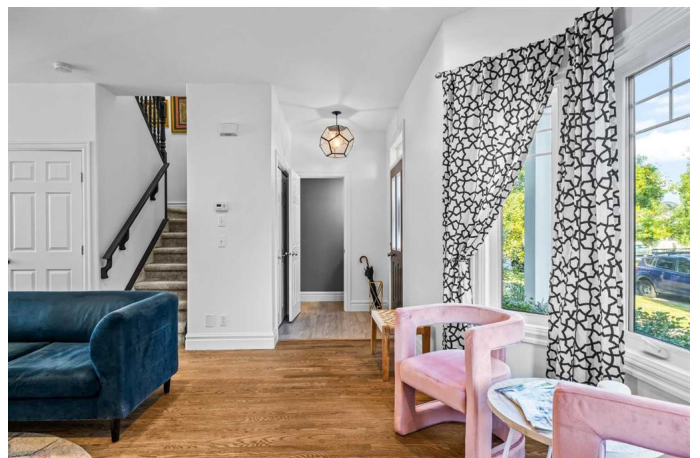
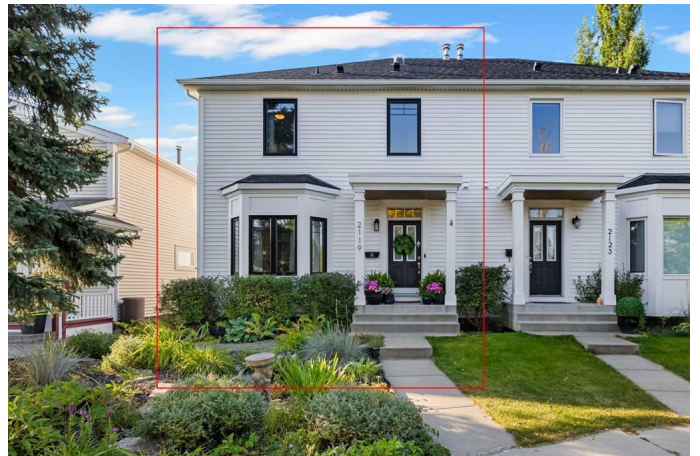
MLS® #A2254630

**\$848,800**

3 Bedroom, 4.00 Bathroom, 1,568 sqft  
Residential on 0.07 Acres

Garrison Woods, Calgary, Alberta

\* OPEN HOUSE SATURDAY, SEPT. 20th  
2:00 p.m. to 4:30 p.m.\* Wow! Over \$182,000.00 in development and upgrades in this well-maintained home. An exceptional spacious upgraded semi-attached home on a quiet tree-lined street in sought after Garrison Woods! With over 2000 sq. ft. of beautiful, developed space on three levels, this home is perfect for families and professionals! New windows, new asphalt shingles on the house and detached garage, new siding, new carpet, central air conditioning and the list goes on! Beautiful hardwood floors throughout the main floor plus heated tile floors in the entry and convenient two-piece bathroom. A perfectly designed plan features a large living room and expansive dining room with gas fireplace and custom built-ins, perfect for family and entertaining. Bright open concept kitchen features a seven-foot peninsula island with eating bar. Granite counters, maple cabinetry, designated coffee area and walk-in pantry. Spacious upper level with solar tube skylight and new carpet/underlay on the stairs and throughout the upper level. Expansive primary bedroom with dual closets. Bright four-piece spa retreat ensuite bath with deep soaker tub, and walk-in shower. Two additional bright bedrooms. Convenient four-piece bathroom/upper laundry room. An exceptional room with new vanity and upgraded full size washer and dryer. Totally developed lower level, featuring heated engineered floors plus an expansive family media/games room with



granite wet bar and two beverage fridges, perfect for gatherings. Elegant three-piece bathroom, oversize walk-in shower and heated floors. This space also features beautiful white built-in workstations and cabinetry, excellent for a home office or homework area. An exceptional oasis awaits you in your private south backyard. Composite upper deck features a stone privacy wall and gas outlet. The 25â€™™ wonderfully designed lower composite deck features a gas outlet and cedar pergola with retractable roof canopy. Custom under deck large roll out bins offer an abundance of storage. Maintenance free vinyl fence and fenced in gravel pad. Double detached garage with paved alley features custom built-in storage, for sports and seasonal equipment. This is the perfect location for you to enjoy a friendly vibrant community and unbeatable walkability to Riverpark (off leash dog park), Sandy Beach playground and picnic area, Glenmore Aquatic Centre, Flames Twin Arenas, plus playgrounds and schools. Many shops and services in vibrant Marda Loop! One of Calgaryâ€™™s most pedestrian friendly neighbourhoods!

Built in 2001

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254630      |
| Price          | \$848,800     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,568         |
| Acres          | 0.07          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2119 Quentin Avenue Sw |
| Subdivision | Garrison Woods         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T6C4                 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 2                                                          |
| Parking        | Alley Access, Double Garage Detached, Off Street, RV Gated |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Wet Bar                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Gas Water Heater |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                        |
| Fireplaces        | Dining Room, Gas, Glass Doors, Mantle                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                           |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Barbecue, Private Yard, Rain Barrel/Cistern(s)                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Private, Treed |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning      | R-CG                 |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.