

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

---

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 | 2               |
| Zoning         | M-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.