

# \$819,990 - 123 Amiens Crescent Sw, Calgary

MLS® #A2228526

**\$819,990**

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

OPEN HOUSE 1:00PM-3:00PM JUNE 7TH |

Welcome to a perfectly located two storey in Garrison Woods! Fully developed single detached home with a double detached garage nestled on a magical tree lined street. With schools, parks, playgrounds and plenty of great amenities nearby its an ideal location for families and professionals alike. The home features a front patio, and covered porch with a bright and inviting living room featuring a three sided gas fireplace and large windows as well as the updated main floor bathroom. The previously updated kitchen features quartz countertops and stainless steel appliances. The dining area opens through double doors to a beautiful back yard with a privacy wall and lots of space on a two tiered deck, which makes it great for entertaining! Upstairs features 3 bedrooms including a larger primary bedroom and well sized 4-piece bathroom. The developed basement features a comfortable flex space as well as the utility room with a washer and dryer, additional storage, a large laundry sink and a newer furnace and hot water tank. The oversized detached garage features two spots with extra room for storage and convenient alley access. This charming property in a prime location is a must see!

Built in 2000

## Essential Information



MLS® #	A2228526
Price	\$819,990
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,184
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	123 Amiens Crescent Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6E7

### **Amenities**

Utilities	Electricity Connected, Cable Connected, Phone Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Private Entrance  
Lot Description        Back Lane, Garden, Interior Lot, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 6th, 2025  
Days on Market        10  
Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

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