

# \$699,900 - 115 Amiens Crescent Sw, Calgary

MLS® #A2231434

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.07 Acres

Garrison Woods, Calgary, Alberta

Welcome to Garrison Woods, in this perfect location that is sure not to disappoint. This meticulously updated two story located in the heart of the community. Numerous upgrades throughout! Welcome your guests thru this new front door. Convenient washroom right inside the front door. Dining room has an abundance of space with a bright window. Living room has a large window, that opens for fresh air, plus it's open to the kitchen with quartz counters, plus numerous cupboards for that chef in the family. Upstairs has been fully renovated, primary bedroom with a massive walk in closet, second bedroom is a great size, plus a brand new full 4pce bathroom. Out the back door to the back yard, onto the massive deck w/ privacy wall. Private yard is landscaped, plus a MASSIVE double garage. Lower level has plush cozy carpet. Rec room is a great space. Office space for the work from home days. Plenty of space in the storage room. Multiple beautiful parks, cafes, restaurants and cute shops are within walking distance, which allows you to enjoy your walks around the community.

Built in 2000

## Essential Information

MLS® # A2231434

Price \$699,900

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	115 Amiens Crescent Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6E7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 17th, 2025

Days on Market            16

Zoning                        R-CG

### **Listing Details**

Listing Office               Century 21 Masters

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