

**2287 Mons Avenue SW**  
**Calgary, Alberta**

**MLS # A2215688**



**\$635,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** N/A

OPEN HOUSE Sat May 3, 1:30-4PM. This impeccably kept home in a great location in Marda Loop / Garrison Woods is bright and spacious with a very functional floor plan. There is a beautifully updated kitchen with granite counters, upgraded stainless appliances, gas range and the cabinets are a great use of space. Large living room has a bright and sunny window, room for a large sectional and large TV and walks through to the dining room and kitchen. Walk out your back door to a south facing fenced backyard with patio for sunny evenings and entertaining. Easy landscaping and double car garage. 3 good sized bedrooms up with larger closets! There is a soaker tub in the main bathroom plus a linen closet on this level. Lower level has a perfect family room and large storage / laundry area. New furnace and hot water tank in 2019. This home is surrounded by walking paths and parks, it is walking distance to great shops, trendy restaurants and cafes and it is close proximity to multiple schools (including Mount Royal University and private schools), day cares, Crowchild Trail & 17th Ave for easy access and commuting! And excellent community.