

# \$789,900 - 4419 Quentin Court Sw, Calgary

MLS® #A2238267

**\$789,900**

3 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

\*Open House, Sunday, August 3, 1-3pm\*

HEATED GARAGE WITH EV OUTLET |  
NEWER SIDING, SHINGLES &  
EAVESTROUGH (2024)

Welcome to this charming two-storey detached home nestled in the heart of trendy Garrison Woods. Located on a quiet cul-de-sac, this inviting residence features a spacious front porch perfect for enjoying your morning coffee overlooking your perennial garden. Inside, you'll find original hardwood floors, a cozy corner gas fireplace, and a generous dining area that opens directly to the kitchen—ideal for entertaining. Patio doors off the dining room lead to the sunny west-facing backyard complete with a hot tub, BBQ gas line, raised garden beds, and a storage shed. Upstairs offers three well-sized bedrooms, including a king-sized primary, all with hardwood flooring. The separate rear entrance provides direct access to the developed basement, which has a flexible space for a home office, a rec room, and guest accommodation with a Murphy bed. Recent updates include newer siding, shingles, and eavestrough (2024), as well as an EV outlet in the heated garage. Perfectly situated within walking distance to River Park off-leash dog area, Sandy Beach, My Favourite Ice Cream Shoppe, and the vibrant Marda Loop district. Also nearby are Mount Royal University and schools of all levels. Just a 10-minute commute to downtown—this home truly has it all!



Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238267    |
| Price          | \$789,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,193       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4419 Quentin Court Sw |
| Subdivision | Garrison Woods        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 6B8               |

## Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Double Garage Detached, Heated Garage, Insulated, 220 Volt Wiring, Alley Access |
| # of Garages   | 2                                                                               |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas, Living Room, Mantle |
| Has Basement | Yes                      |
| Basement     | Finished, Full           |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

## Listing Details

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

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