

4547 Passchendaele Road SW  
Calgary, Alberta

MLS # A2201569



**\$539,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** 1 House Key

Opportunity knocks in the heart of **Garrison Woods**! This **921 sq. ft. 1.5-story home** sits on a **quiet, tree-lined street** in a **playground zone**, nestled between two parks. A dream project for **investors, flippers, or anyone with a vision**, this property is ready for a **complete transformation** to unlock its full potential. Step through the front door, and you'll find a **traditional main floor layout** featuring a **spacious living room**, a **dedicated dining area**, and a **kitchen waiting to be reimaged**. A **4-piece bathroom** rounds out this level, offering the opportunity to modernize or reconfigure to suit today's lifestyle needs. Head upstairs, and you'll find **two cozy bedrooms**—a perfect space for a future retreat with vaulted ceilings, skylights, or an expanded footprint. The **unrenovated basement** offers additional square footage, making it an ideal canvas for a secondary suite (subject to city approval), a media room, or a home gym. Outside, the **fully fenced backyard** provides privacy and space for future landscaping, a deck, or even an extension. The **double detached garage** ensures ample parking and storage—a valuable feature in this highly sought-after neighborhood. This home may be **vacant and in need of extensive renovations**, but the location alone makes it an opportunity you won't want to pass up. Situated in one of Calgary's most desirable inner-city communities, you're steps from parks, schools, Marda Loop's shopping and dining scene, and a short commute to downtown. With the right vision and investment, this property could be **transformed into a stunning modern masterpiece**. Whether you're looking to **flip for profit** or create a long-term rental, the potential here is undeniable. Don't miss your chance to **bring this home back to life** in Garrison

Woods. Opportunities like this don't come often—\*\*act fast before it's gone!\*\*