

4416 Quentin Court SW
Calgary, Alberta

MLS # A2286415



\$795,000

Division:	Garrison Woods		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,110 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Granite Counters, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s)		

Inclusions: Shelves in main floor bathroom, two cabinets in basement, cabinet over the toilet in basement bathroom

The cutest house in Garrison Woods! This charming cottage-style home exudes warmth and character, perfectly situated on the peaceful, tree-lined street of Quentin Court. Offering three bedrooms and three bathrooms across 1,653 square feet of developed living space, this home delivers both charm and functionality. A previous military home, originally built as a place of strength and security—still stands with quiet dignity, its character intact and its original structure proudly preserved. The living spaces retain their traditional proportions: defined rooms rather than open expanses, each with its own purpose and atmosphere. Its delightful curb appeal shines on a generous 118 x 38-foot lot, welcoming you with an inviting front porch and a standout blue front door. Inside, historic charm blends beautifully with modern updates. The main floor features an updated kitchen, a full bathroom, and a spacious living area that opens onto the back patio, creating an ideal space for entertaining or relaxing. A versatile flex room completes the level and can serve as a formal dining area, office, or additional living space. Upstairs, you’ll find two comfortable bedrooms and a full bathroom. The finished basement adds even more flexibility, offering a full-sized bedroom, another full bathroom, a flex space perfect for a gym, media room, or guest area, plus convenient in-home laundry. The backyard is equally impressive, featuring a large 26.4 x 5.8-foot patio ideal for outdoor gatherings, along with a double car garage for added convenience. Updates over the years include: roof on house and garage (2016), fence (2020), deck (2021), gutters/downspouts/some siding (2023), bedroom blinds (2024), freshly painted trim throughout home, including windows (2026). Garrison Woods is a highly walkable, master-planned community known for its blend of historic military charm

and modern urban living. With 12 acres of dedicated greenspace, including River Park, Sandy Beach Park and the Elbow River pathway system, tree-lined walkways, extensive off-leash dog walking and hiking trails. Residents also enjoy access to the outdoor pool, tennis courts and skating rinks, along with several education options, including Lycée Louis Pasteur (French International School), Altadore School and Clear Water Academy. This community also enjoys all the amenities of Marda Loop, with quick access to Crowchild Trail and 14th Street, and a short drive to downtown. This lovingly maintained home offers the perfect blend of charm, comfort, and location in one of Calgary's most sought-after communities.