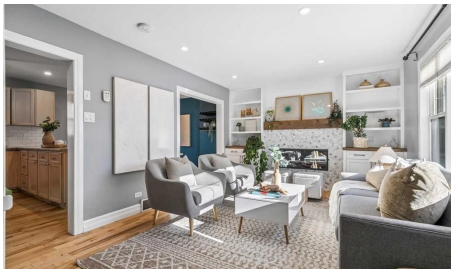
2272 Mons Avenue SW

Calgary | Active | MLS® A2356388

$675,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1999**	**1,123 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to 2272 Mons Avenue SW, a rare opportunity to own a beautifully updated and meticulously maintained 3-bedroom, 2-full-bath attached home in the highly sought-after community of Garrison Woods, just steps from the vibrant shops, restaurants, and amenities of Marda Loop. Offering nearly 1,500 sq. ft. of living space, this charming residence combines timeless character, thoughtful updates, and exceptional functionality. The spacious kitchen features elegant granite countertops, abundant cabinetry, and generous counter space, opening to a large, separate dining area that is ideal for both everyday living and entertaining. The inviting living room showcases rich hardwood flooring, an updated fireplace, and custom built-ins, creating a warm and welcoming space to relax and unwind. Upstairs, you'll find three generously sized bedrooms, all featuring hardwood flooring with no carpet throughout. The spacious primary bedroom offers the added convenience of a walk-in closet. The beautifully renovated main bathroom features updated tile, fresh paint, and modern fixtures. The fully developed lower level provides additional versatile living space, complete with a generous recreation room, a four-piece bathroom, a dedicated laundry room, and an abundance of storage. Outside, the beautifully landscaped yard offers a peaceful retreat, featuring attractive interlocking stonework and mature perennial gardens that provide seasonal color and low-maintenance enjoyment.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356388
Bedrooms	3
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,123 sq. ft.

Main Level Finished Area:	560 sq. ft.
Upper Level Finished Area:	564 sq. ft.
Below Grade Finished Area:	564 sq. ft.
Acreage:	No
Lot Area:	3,409 sq. ft.
Lot Frontage:	32'11"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1999 (Age: 27)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9910732
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Garrison Woods
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 12'8" × 11'8" ·
Main Floor	Dining Room · 11'8" × 9'7" ·
Main Floor	Family Room · 18'7" × 15' ·
2nd Floor	Bedroom - Primary · 11'8" × 10'7" ·
2nd Floor	Bedroom · 13'5" × 8'3" ·
2nd Floor	Bedroom · 11'8" × 8' ·
Basement	Laundry · 8'5" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Storage

Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	SR
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2272-mons-avenue-sw-calgary-a2356388/

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