30 Versailles Gate SW

Calgary | Active | MLS® A2354878

$799,900









Bedrooms	Bathrooms	Year Built	Living area
2	**4**	**2004**	**2,186 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

Welcome to the lovely "Versailles" complex conveniently situated in the highly sought-after community of Garrison Woods. This beautiful home, located in the tranquil inner court area, offers a multi-level floor plan, contemporary finishes, as well versatile living spaces. The main floor features nine foot ceilings, a welcoming living room with a gas fireplace as well as Hickory hardwood floors. The kitchen contains timeless white cabinetry, stylish quartz counters, and an island with additional storage. A dedicated dining area provides lots of space as well windows that provide generous amounts of natural light. Enjoy a quiet morning coffee while looking out onto a private, South facing, fully fenced and low maintenance backyard. Ascend the stairs, past the conveniently located powder room to the second floor. Here, a comfortable bonus room can be found complete with a built in cabinetry, a second gas fireplace, spacious bedroom, and an attractive full bathroom. The uppermost level features a primary bedroom retreat offering mountain and courtyard views. It is complete with a Juliet balcony, a walk-in closet as well as a luxurious ensuite bathroom with jetted tub. The basement is fully finished providing plenty of additional living space, including a family room, full bathroom workout or flex room and mechanical room. Enjoy the luxury of a large double detached garage with polyaspartic epoxy floors as well the vast loft for storage. Additionally, this unique home includes a full house speaker system with controls in most every room, central vacuum, ceiling fans, and an air conditioning. Recent upgrades include a new hot water tank, new Electrolux washing machine, and a new Samsung range. A fantastic "must-see" inner city home that offers quick access to downtown, wonderful restaurants, and trendy shopping areas.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354878
Bedrooms	2
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	2,186 sq. ft.
Main Level Finished Area:	800 sq. ft.
Upper Level Finished Area:	1,386 sq. ft.
Condo Fee:	$721.90
Condo Fee Includes:	Amenities of HOA/Condo, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	2,022 sq. ft.
Lot Frontage:	19'8"
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0312919
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Versailles
Community:	Garrison Woods
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 6'6" × 5'8" ·
Main Floor	Living Room · 15'11" × 13'8" ·

Main Floor	Kitchen With Eating Area · 13'7" × 11'6" ·
Main Floor	Dining Room · 13' × 8'7" ·
Main Floor	Mud Room · 8'8" × 3'4" ·
2nd Floor	Bedroom · 19'2" × 14'9" ·
2nd Floor	Walk-In Closet · 5'10" × 5'10" ·
2nd Floor	Laundry · 6'9" × 5'11" ·
2nd Floor	Bonus Room · 19'1" × 14' ·
3rd Floor	Balcony · 9'4" × 4'11" ·
3rd Floor	Bedroom - Primary · 18'8" × 15'7" ·
3rd Floor	Walk-In Closet · 8'2" × 7' ·
Basement	Family Room · 18'7" × 18'6" ·
Basement	Exercise Room · 13'5" × 11'9" ·
Basement	Storage · 6'3" × 3'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters
Exterior Features:	BBQ gas line, Courtyard, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Secluded
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/30-versailles-gate-sw-calgary-a2354878/

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