# 87 Couture Crescent SW

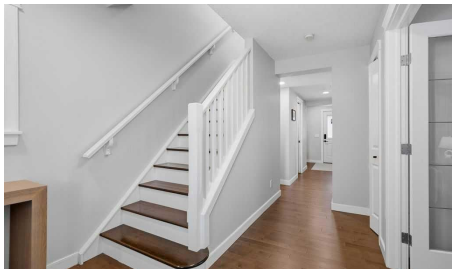
Calgary | Active | MLS® A2352885

**$850,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2005** | **1,874 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Real Estate (Mountain View)

# A closer look

Settle into Garrison Green. This 4-Bedroom, 3.5 Bath rooms home offers over 2,600 sq. ft. of developed living space, combining comfortable everyday living with extensive improvements inside and out. Large windows bring natural light into the main floor, where maple hardwood floors and a wood-burning fireplace create a warm, welcoming setting. The kitchen features white cabinetry, stainless steel appliances, generous storage, and a practical layout that works just as well for a busy weekday as it does for having friends over. Upstairs, 3 spacious bedrooms and second-floor laundry make daily routines easier. The primary bedroom includes its own four-piece ensuite. Downstairs, the fully developed basement adds flexible space for movie nights, hobbies, a home office, or guests.
Outside, a composite deck and low-maintenance outdoor space offer room to relax or entertain. A double detached garage and stamped concrete 2-car parking pad provide plenty of parking options. With the major work done, this thoughtfully updated home is ready for its next chapter in Garrison Green. The best location less than 10 minutes to Down town, Mount royal University and major shopping centers.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352885 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2005 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,874 sq. ft. |
| **Main Level Finished Area:** | 1,074 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 800 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 4,219 sq. ft. |
| **Lot Frontage:** | 41'6" |
| **Front Exposure:** | West |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2005 (Age: 21) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0411130 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Aluminum Siding, Brick, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |

| | |
|---|---|
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Garrison Green |
| **Appliances:** | See Remarks |
| **Inclusions:** | n/a |
| **Restrictions:** | None Known |
| **Main Floor** | Mud Room · 17'9" × 7'7" · |
| **Main Floor** | Kitchen · 21'7" × 10'1" · |
| **Main Floor** | Dining Room · 21'7" × 10'11" · |
| **Main Floor** | Living Room · 22'1" × 13' · |
| **Upper Level** | Bedroom - Primary · 15'7" × 10'7" · |
| **Upper Level** | Bedroom · 11'9" × 10'5" · |
| **Upper Level** | Bedroom · 12'2" × 10'4" · |
| **Lower Level** | Game Room · 28'3" × 12'8" · |
| **Lower Level** | Bedroom · 11'11" × 11'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Built-in Features, Double Vanity, Kitchen Island |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch |

| | |
|---|---|
| **Lot Features:** | Back Lane, Back Yard, Front Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-couture-crescent-sw-calgary-a2352885/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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