

# \$1,650,000 - 50 Johnson Place Sw, Calgary

MLS® #A2235197

**\$1,650,000**

4 Bedroom, 4.00 Bathroom, 2,925 sqft

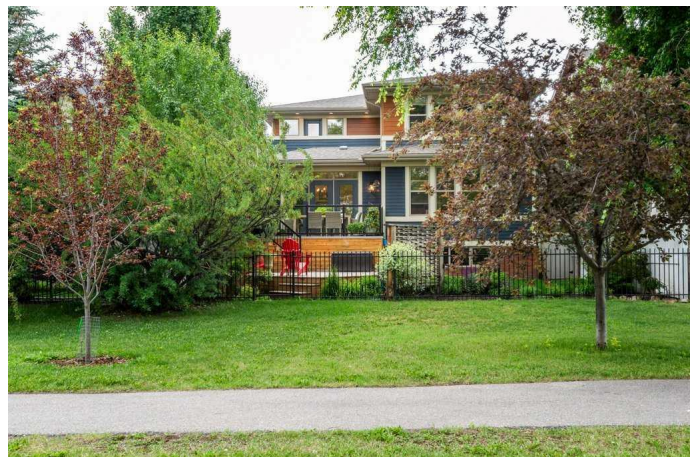
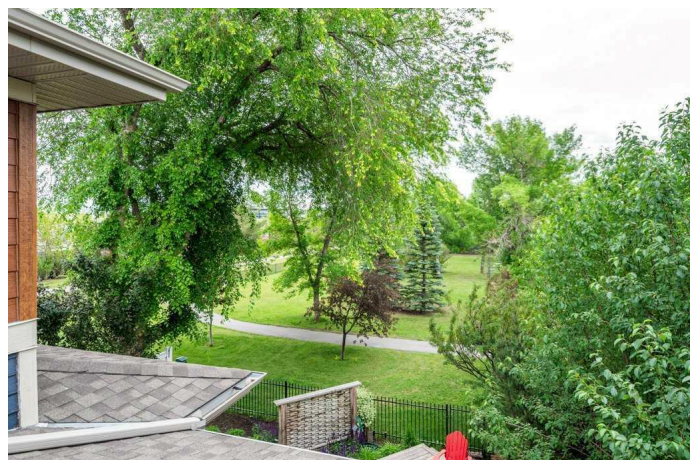
Residential on 0.11 Acres

Garrison Green, Calgary, Alberta

Located on a quiet cul-de-sac and backing onto a stunning, treed park, this inner-city gem offers the perfect blend of privacy, space, and convenience. Minutes from restaurants, amenities, the university, and downtown, the location is unbeatable. Step into a spacious, welcoming foyer that flows into a chef-inspired kitchen featuring stainless steel appliances, granite countertops, and a massive island—ideal for entertaining. The open-concept living room boasts a gas fireplace with stylish tile surround, built-in cabinetry, and a wall of windows with tranquil park views. A generous dining room with a custom built-in hutch provides direct access to the deck and beautifully landscaped backyard. Practicality meets luxury with main floor laundry, a large mudroom, and access to the double attached garage. Upstairs, you'll find three large bedrooms, including a serene primary retreat with a walk-in closet, spa-like 5-piece ensuite, and private balcony overlooking the park. A spacious upper-level family room, flooded with natural light, offers the perfect space to relax. The fully finished basement features a large rec room, additional bedroom, 4-piece bathroom, and ample storage. This home truly has it all—location, space, and thoughtful design inside and out.

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2235197    |
| Price          | \$1,650,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,925       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 50 Johnson Place Sw |
| Subdivision | Garrison Green      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E7S2              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)                                  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Freezer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

**Exterior**

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                                                                                            |
| Construction      | Composite Siding, Stone, Wood Frame                                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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