# \$784,900 - 300 Garrison Square Sw, Calgary

MLS® #A2200537

## \$784,900

3 Bedroom, 2.00 Bathroom, 2,551 sqft Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Not-to-miss rare opportunity for your dream home here in the exclusive estate community of Garrison Woods, in this lovingly maintained brick brownstone across from GARRISON SQUARE PARK & walking distance to MARDA LOOP. This truly incredible end unit is a sight-to-behold & enjoys 3 bedrooms & 2 full baths, maple kitchen with concrete floors, it's own detached 2 car garage & amazing 300+sq ft balcony with panoramic views of the surrounding neighbourhood. You will simply love the design of this beautifully decorated home, which features an elegant formal living room with views of the park & brick fireplace complemented by built-in bookcases, which leads into the open concept kitchen & dining room with concrete floors, huge walk-in pantry, maple cabinets & the appliances include a Bosch dishwasher & Maytag gas stove. There's also a great-sized bedroom with 2 closets & its own separate access into a full bath. The top floor hosts the owners' retreat...with a warm & inviting bedroom, 2nd bedroom and office /nursery, dormer windows, soaring vaulted ceilings & big walk-thru closet into the soaker tub ensuite with double vanities & separate shower. A laundry room with sink, built-in cabinets & Whirlpool Duet steam washer & dryer complete this level. Prime location on one of the most desirable streets in Garrison Woods across from Garrison Square Park which honors the service of the men, women & families of the Canadian Armed Forces. And







you'll love being within walking distance to the trendy Marda Loop district with its popular restaurants & boutiques, services & retail. With its quick & easy access to Crowchild Trail & 14th Street, your new home is only minutes to everything this coveted inner city neighbourhood has to offer...major retail centers, transit, parks, golf course & downtown.

#### Built in 1999

### **Essential Information**

MLS® # A2200537 Price \$784,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 2,551 Acres 0.00

Year Built 1999

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 300 Garrison Square Sw

Subdivision Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6B3

# **Amenities**

Amenities None Parking Spaces 2

Parking Alley Access, Double Garage Detached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Double Vanity, High Ceilings, Pantry, Soaking Tub,

Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 18th, 2025

Days on Market 231

Zoning M-CG

### **Listing Details**

Listing Office Royal LePage Benchmark

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