

# \$1,049,900 - 300 Garrison Square Sw, Calgary

MLS® #A2200537

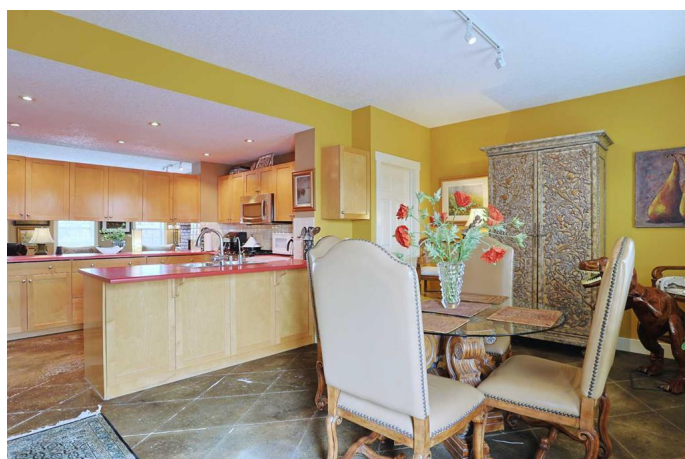
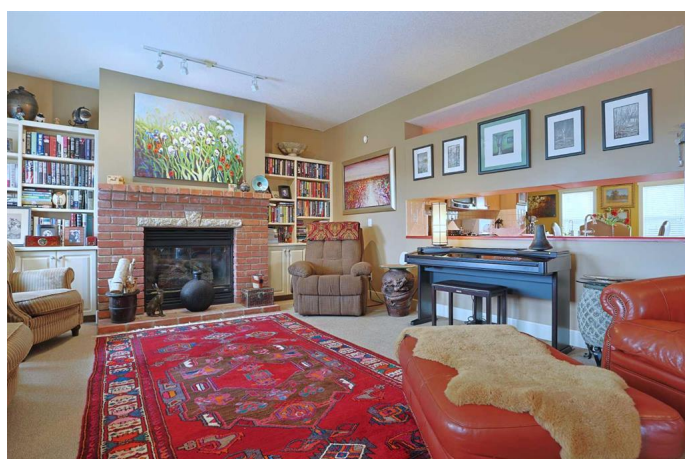
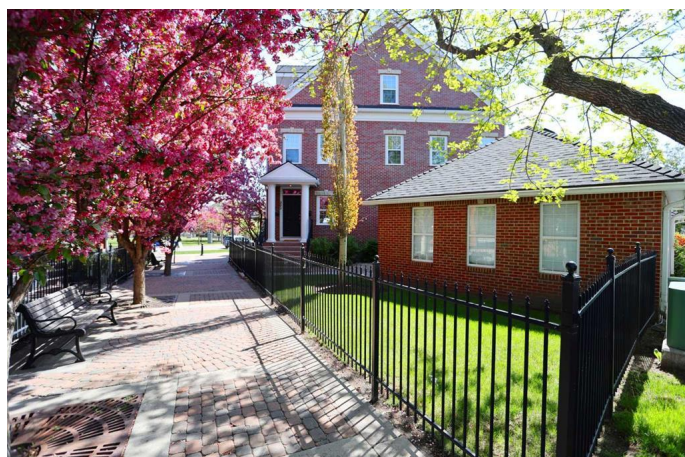
**\$1,049,900**

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 MARDIA 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	\$1,049,900
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, Water Softener, Window Coverings
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	95
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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