

**2833 Dallaire Avenue SW**  
**Calgary, Alberta**

**MLS # A2278595**



**\$795,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Architecturally refined and timelessly designed, this 3 storey END UNIT townhouse presents a commanding presence within the heart of Garrison Green, offering nearly 3,000 sq. ft. of thoughtfully developed living space and a layout designed to support both everyday life and elevated entertaining. A charming brick exterior creates an enduring first impression while the end unit positioning allows for additional windows and enhanced natural light throughout. Hardwood floors, high ceilings and a neutral colour palette set a calm and cohesive tone across the main level, where an open floor plan encourages effortless flow between living, dining and kitchen spaces. A 3 sided fireplace anchors the main floor, inviting relaxation in the living room while simultaneously creating a warm, intimate atmosphere in the dining area ideal for hosting gatherings. Culinary creativity is inspired in the beautifully appointed kitchen featuring quartz countertops, a gas stove for precise cooking control, stainless steel appliances, full height cabinetry for expanded storage, a wall pantry for organization and a centre island with breakfast bar seating that naturally becomes a social hub. A rear mudroom provides a functional transition from the outdoors, easily concealing daily clutter and offering convenient access to the powder room for quick cleanups after arrivals. Outdoor enjoyment continues on the rear deck equipped with a gas line, simplifying summer barbecues and casual evenings outside. An iron-railed staircase leads to the second level where a private bedroom layout places sleeping quarters on opposite sides, enhancing privacy and flexibility for families or guests. 2 extremely generously sized bedrooms each benefit from corner windows that draw in abundant daylight, while a centrally located laundry area eliminates the need to carry loads between floors. A full 4-piece

bathroom completes this level with ease and practicality. The entire 3rd floor is dedicated to an exceptional primary retreat, creating a true owner's sanctuary defined by privacy and scale. Vaulted ceilings and additional windows amplify the sense of space, while the indulgent ensuite offers dual vanities for streamlined mornings, a deep soaker tub for unwinding and a separate shower for spa-like comfort. A large walk-in closet provides ample room for wardrobe organization and seasonal storage. Additional living space is found in the professionally finished basement where a massive recreation room allows furniture-defined zones for media, play, fitness, work or hobbies without compromise. A full 4 piece bathroom on this level supports extended stays and flexible use. Outdoor living is complemented by a private rear deck with sunny south exposure and a paver stone patio that leads directly to the double detached garage, ensuring secure parking and added storage. Central vacuum simplifies cleaning routines for everyday convenience. Designed for everyday comfort with space, privacy and a walkable park-side setting!