

## 300 Garrison Square SW Calgary, Alberta

**MLS # A2200537**



**\$784,900**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Woods                                          |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                   |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                      |               |                   |
| <b>Size:</b>     | 2,551 sq.ft.                                            | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 3                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                    |               |                   |
| <b>Lot Size:</b> | -                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Low Maintenance Landscape, Views |               |                   |

|                    |                                                                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Linoleum                                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                   | <b>Condo Fee:</b> | \$ 771 |
| <b>Basement:</b>   | None                                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                         | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Central Vacuum, Double Vanity, High Ceilings, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |

**Inclusions:** Alarm system hardware, mounted shoe cabinet in foyer. NOTE: vacuflo system <as is>, microwave/hoodfan <as is>.

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.