

# \$1,150,000 - 300 Garrison Square Sw, Calgary

MLS® #A2200537

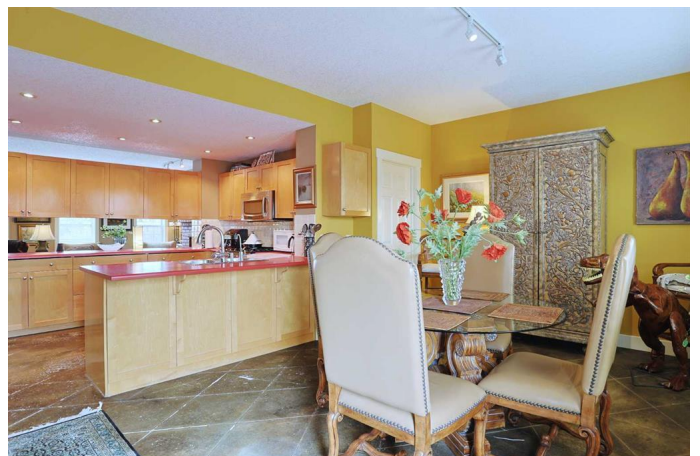
**\$1,150,000**

2 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 2 bedrooms & 2 full baths, maple kitchen with concrete floors, detached 2 car garage & amazing 300+sqft 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 is devoted entirely to the owners' retreat...with a warm & inviting bedroom, 2 offices - one which could easily be converted into a bedroom & the other into a sitting room or walk-in closet, dormer windows, soaring vaulted ceilings & big walkthru 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	\$1,150,000
Bedrooms	2
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	Double Garage Detached, Alley Access

# 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 37

Zoning M-CG

## Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.