



# 518 Garrison Square Calgary Alberta

\$799,900

Live in a Piece of Calgary's History in Garrison Woods! This is your opportunity to own a stunning 3-story brownstone in the heart of Garrison Woods, situated on one of the most desirable streets and directly across from the honorable Garrison Square Park, which pays tribute to the service of the Canadian Armed Forces. Step inside this beautifully designed home, where every detail has been carefully considered. The main floor boasts a chef's dream kitchen, featuring stainless steel appliances, granite countertops, ample cabinetry, and a spacious island with a breakfast bar - perfect for entertaining. Under-cabinet lighting adds a stylish touch, while the cozy breakfast nook opens onto a large private deck with privacy walls, ideal for your morning coffee. A bright home office just off the kitchen, with large windows, ensures working from home feels open and inviting. The second floor features two spacious primary suites, each with its own ensuite bathroom, heated floors, and walk-in closet. The convenience of an upper-floor laundry room adds to the home's functionality. The third-floor loft is an impressive space with vaulted ceilings and dormer windows that flood the area with natural light, offering endless possibilities for use. The fully developed walk-out basement includes a generous family room with a wet bar and gas fireplace, a third bedroom, and a four-piece bathroom, enhancing the home's versatility. The double detached garage completes this incredible offering. This home is surrounded by parks, pathways, green spaces, and top-rated schools, all while being just moments away from the vibrant Marda Loop community-known for its exceptional dining, trendy coffee shops, and boutique shopping. Quick access to Crowchild Trail, downtown Calgary, and River Park makes commuting a breeze. With luxury, comfort, and convenience wrapped into one, this exceptional hom...

Family room 17.25 Ft x 15.25 Ft  
Other 9.00 Ft x 4.67 Ft  
Other 8.00 Ft x 2.08 Ft  
Bedroom 11.67 Ft x 11.25 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Bonus Room 33.00 Ft x 19.08 Ft

Living room 11.67 Ft x 11.08 Ft  
Den 9.25 Ft x 5.92 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft  
Laundry room 6.92 Ft x 2.42 Ft  
Primary Bedroom 15.00 Ft x 11.83 Ft  
Bedroom 12.92 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.terliergroup.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

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Kitchen

.25 Ft x 9.58 Ft

Dining room

14.67 Ft x 9.50 Ft

Foyer

8.00 Ft x 7.58 Ft

3pc Bathroom

7.75 Ft x 5.83 Ft

4pc Bathroom

14.92 Ft x 6.92 Ft