



300 Garrison Square Calgary Alberta

\$950,000

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. (id:6769)

4pc Bathroom Measurements not available

Living room 20.67 Ft x 14.83 Ft

Dining room 17.25 Ft x 10.92 Ft

Kitchen 13.42 Ft x 9.92 Ft

Bedroom 14.25 Ft x 13.42 Ft

5pc Bathroom Measurements not available

Primary Bedroom 20.08 Ft x 14.83 Ft

Bedroom 16.33 Ft x 10.92 Ft

Office 14.75 Ft x 11.58 Ft

Laundry room 14.00 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.kirbycox.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca