



2833 Dallaire Avenue Calgary Alberta

\$795,000

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...

Bedroom 18.58 Ft x 10.00 Ft

Bedroom 18.67 Ft x 11.75 Ft

Laundry room 9.58 Ft x 8.33 Ft

4pc Bathroom 9.67 Ft x 7.58 Ft

Primary Bedroom 19.17 Ft x 18.00 Ft

Other 11.08 Ft x 13.42 Ft

Recreational, Games room 16.75 Ft x 37.42 Ft

Furnace 5.50 Ft x 15.08 Ft

4pc Bathroom 5.67 Ft x 8.00 Ft

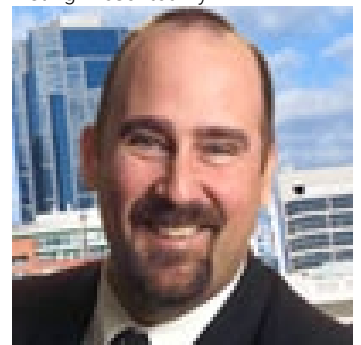
Living room 13.67 Ft x 16.17 Ft

Dining room 17.33 Ft x 12.75 Ft

Kitchen 13.25 Ft x 13.17 Ft

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Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

5pc Bathroom 19.00 Ft x 18.75 Ft

2pc Bathroom 5.08 Ft x 5.75 Ft