



300 Garrison Square Calgary Alberta

\$749,900

Not-to-miss rare opportunity here in the exclusive estate community of Garrison Woods, in this lovingly maintained brick brownstone across from Garrison Square Park. As one of the largest townhomes in the community and prime for redevelopment to make it your very own, this incredible end unit enjoys 4 bedrooms and 2 full baths, maple kitchen with concrete floors, detached 2 car garage and an 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 and a brick fireplace complemented by built-in bookcases, all of which leads into the open concept kitchen and dining room with concrete floors, huge walk-in pantry and maple cabinets. The appliances include a Bosch dishwasher and Maytag gas stove. There's also a great-sized bedroom on the main floor with 2 closets and its own separate access into a full bath. With expansive vaulted ceilings and dormer windows, the top floor hosts the owners' retreat with a big walk-thru closet and soaker tub ensuite with double vanities and separate shower. There are 2 additional bedrooms on this level...1 which would also make a super home office, nursery or exercise room. A laundry room with sink, built-in cabinets and Whirlpool Duet steam washer and dryer complete this level. With its prime location on one of the most desirable streets in Garrison Woods, you'll love being within walking distance to the trendy Marda Loop retail district with its popular restaurants and boutiques, services & shops. And with its quick and easy access to Crowchild Trail and 14th Street, your new home is only minutes to everything this coveted inner city neighbourhood has to offer...major retail centers, highly-rated schools, Mount Royal University, transit, parks, golf course and 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

Bedroom 14.75 Ft x 11.58 Ft

Laundry room 14.00 Ft x 7.00 Ft

Listing Presented By:



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