

\$719,999 - 220 Garrison Square Sw, Calgary

MLS® #A2080737

\$719,999

4 Bedroom, 4.00 Bathroom, 1,424 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Spend less time commuting and more time living in this beautifully updated, fully finished 4 bedroom home within the historical community of Garrison Woods. Walk to great schools, trendy Marda Loop's diverse shops and award-winning restaurants and the Elbow River's tranquil pathways. Ideally located on a quaint treelined street across from a park sits this charming executive brownstone. A floor-to-ceiling stone encased fireplace adorns the living room creating a gorgeous focal point as well as a warm atmosphere that invites relaxation. Rich hardwood floors are continued into the dining room with plenty of room for entertaining. The gorgeous chef's kitchen inspires culinary adventures featuring granite countertops, a gas stove, a beverage fridge, timeless subway tile, custom millwork, a pantry for extra storage and a centre island with seating. Adjacent the breakfast nook with handy built-ins leads to the private, west-facing terrace encouraging a seamless indoor/outdoor lifestyle. The primary bedroom on the upper level is a true owner's retreat complete with elegant lighting, extra windows showcasing park views, custom built-ins and a lavish ensuite boasting a custom European shower and indulgent heated towel rails. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece main bathroom. Gather around the second full-height stone surround fireplace in the basement's rec room and enjoy engaging conversations, movie nights and friendly games. A 4th guest



bedroom and another full bathroom are also conveniently on this level. A double detached garage adds to your comfort. Such a wonderful family home or an amazing investment as it was rented out in 2022/23 for \$4,300 per month! This special, family-friendly, extremely walkable community pays tribute to Canadian peacekeepers and officers in an outstanding inner-city location perfectly balancing amenities with recreation and offers more green spaces than most Calgary neighbourhoods. Truly an exceptional home in an unsurpassable location!

Built in 1999

Essential Information

MLS® #	A2080737
Price	\$719,999
Sold Price	\$718,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	220 Garrison Square Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6B3

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	November 13th, 2023
Days on Market	60
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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