

\$750,000 - 422 Garrison Square Sw, Calgary

MLS® #A2112078

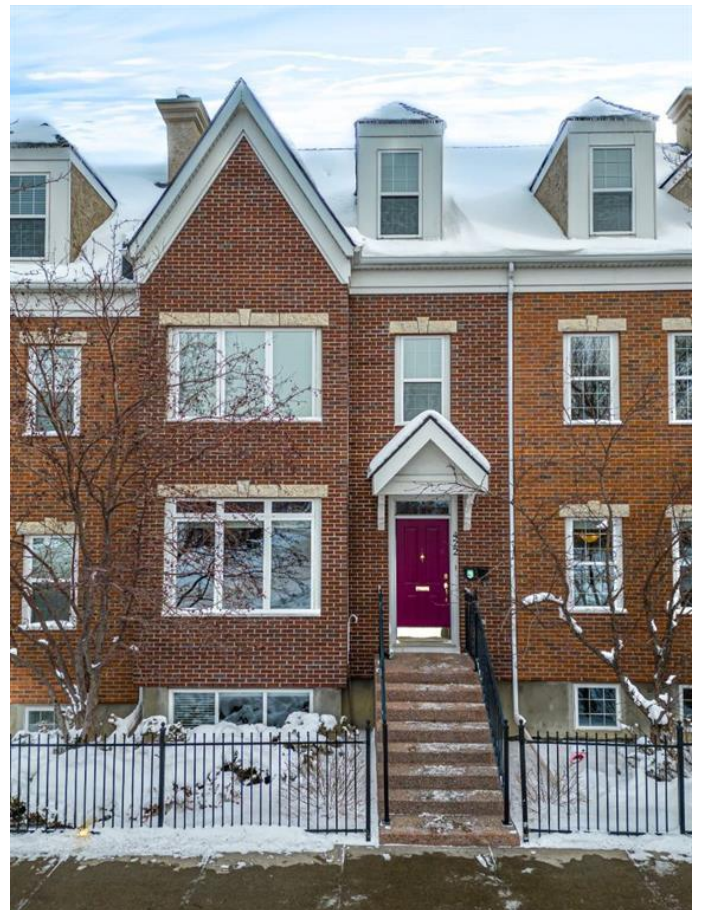
\$750,000

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to 422 Garrison Square, & to this seldom found BUNGALOW VILLA in a prime location in Garrison Woods. This attractive home features 3 bedrooms, a completely finished basement, a two-car detached garage, and a lovely backyard. It offers a modern and spacious open floor plan that brings a lot of light - you will love living here!! With over 2700 square feet of total living space, this property stands out in the Garrison Woods area for its size and value. The main level includes a modern open-concept kitchen, a large dining area, and a spacious living room with a gas fireplace, ideal for relaxing and entertaining. There's also a main floor office, which is currently set up perfectly for work from home solution and could alternatively be used as a bedroom. The primary bedroom is roomy, with a large ensuite bathroom and walk-in closet. The basement features in-floor heating, large windows, two more bedrooms, a full bathroom, and additional space for recreational use of just relaxing. There's plenty of storage throughout the home to keep things organized. Outside, the property boasts a deck, creating a pleasant outdoor area for morning coffee or hosting BBQs in the summer. Located close to the lively Marda Loop area, known for its great amenities and lifestyle options, residents have easy access to coffee shops, restaurants, and boutique shopping, enhancing the urban living experience. Public transit is readily available, and downtown is just a 10-minute drive away. The community



also offers quiet parks, pathways, and schools, adding to its appeal. This is a unique opportunity to own a distinguished home in Garrison Woods.

Built in 1999

Essential Information

MLS® #	A2112078
Price	\$750,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	422 Garrison Square Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6B4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 18th, 2024
Days on Market	12
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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