

\$710,000 - 2825 Dallaire Avenue Sw, Calgary

MLS® #A2117995

\$710,000

3 Bedroom, 3.00 Bathroom, 2,330 sqft

Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

****OPEN HOUSE - SAT, MARCH 30TH -**

11AM-1PM** Presenting an executive townhome boasting an enviable location in Calgary's prime area, this property is a true gem! Situated within walking distance to Mount Royal University and a short 10-minute drive to Downtown, convenience is at your doorstep.

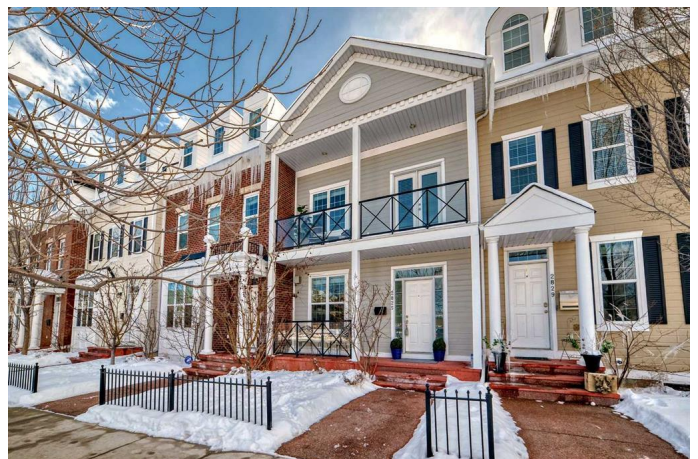
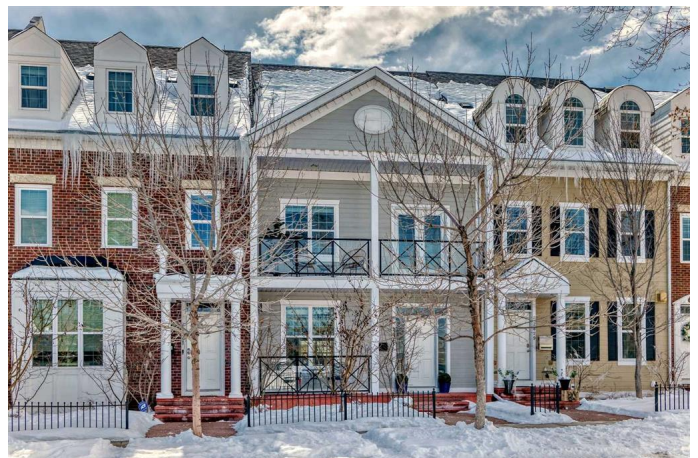
Enjoy easy access to shopping, parks, and the allure of the mountains. Spanning over 2,300 sq. ft., this luxurious residence offers effortless living on 3 well planned levels with a 4th awaiting your touches. As you approach, you'll notice the eye catching brick walkway, bordered by a charming wrought iron fence leading to the entrance. Step inside to be

greeted by warm hardwood floors guiding you through the inviting living room featuring a cozy gas fireplace. You'll appreciate the fresh modern paint and updated lighting throughout. The open-concept main floor seamlessly

integrates natural light, flowing from front to back. Entertain effortlessly as the living room transitions into the dining area and onward to the well-appointed kitchen. Boasting abundant counter space, this kitchen is a chef's dream,

complete with multiple work zones, updated tiled backsplash + tile flooring, gas range, custom pantry and a convenient breakfast bar. Not to be missed is the beverage fridge

nestled neatly under the counter, enhancing both style and functionality. Completing the main floor is a mudroom and a generous back door closet, perfect for stowing away coats and gear. Ascend the stairs to discover two of



the three spacious bedrooms, a full bathroom, and a separate laundry room. Additionally, a versatile den or office awaits, adorned with beautiful built-in bookshelves. But the pièce de résistance awaits just a few more steps up – the Primary Oasis, tucked beneath the eaves for ultimate privacy and luxury. Revel in the serenity of this retreat, featuring a large bedroom area with a cozy window seat, vaulted ceilings, 3 sided fireplace, an ensuite bath boasting a soaking tub + double sinks, and a spacious walk-in closet large enough for any couple! The south facing yard has a lovely deck and double detached garage for your convenience. Don't miss the opportunity to make this exquisite property your own – schedule a viewing today and experience the epitome of refined inner city living!

Built in 2011

Essential Information

MLS® #	A2117995
Price	\$710,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,330
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2825 Dallaire Avenue Sw
Subdivision	Garrison Green

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7T2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 17th, 2024
Days on Market	20
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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