

\$780,000 - 13, 11 Scarpe Drive Sw, Calgary

MLS® #A2130221

\$780,000

3 Bedroom, 3.00 Bathroom, 1,916 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

THE best of city living. Classic Brownstone in the heart of GARRISON WOODS on a picturesque tree-lined street, steps to all the amenities of MARDa LOOP. Don't miss this rare opportunity to own this 3 bedroom, 2.5 bath townhome with enormous SOUTH FACING DECK. The open main floor invites you in as you notice the large contemporary kitchen with oversized island perfect for entertaining. The kitchen features a brand-new stove and is flanked by plenty of counter and cupboard space. The flow continues into the living room and out to the massive back deck where there is space to host the best of summer BBQs. The GREENSPACE BEHIND adds to the tranquility of this charming inner-city gem. Upstairs find two spacious bedrooms, a large 4-pc bathroom and dedicated laundry room with brand new washing machine. Rise to the 3rd floor master suite with VAULTED CEILINGS, WALK-IN CLOSET, two built-in storage cupboards, separate walk-in shower and dual vanities with SOAKER TUB. From the main floor descend to an incredible extra-long tandem garage over 43' long. This PRIVATE GARAGE is accessed through a secure parkade and offers space for two cars AND plenty of storage. OR finish it off and create an additional bedroom, office, gym or family room like others have done. Walking distance to schools of all levels, Safeway, restaurants and shops of Marda Loop and if you have a fido, close to River Park off leash dog park. With easy access to



Crowchild Trail you are downtown or out of the city in minutes!

Built in 2003

Essential Information

MLS® #	A2130221
Price	\$780,000
Sold Price	\$779,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,916
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	13, 11 Scarpe Drive Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Parkade, Tandem, Underground

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 21st, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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