

\$729,900 - 2805 Dallaire Avenue Sw, Calgary

MLS® #A2138590

\$729,900

2 Bedroom, 4.00 Bathroom, 2,429 sqft

Residential on 0.52 Acres

Garrison Green, Calgary, Alberta

**** Open House Saturday, June 15th from 11:30AM-1:00PM! **** This stunning custom built one owner townhome facing the park in desirable Garrison Green was extensively upgraded while under construction in 2011 by the current owners in conjunction with highly regarded Sandlewood builders. Some of the numerous upgrades include extra sound proofing in the party wall at time of construction, all wood custom cabinetry throughout including in the pantry, custom built in cabinetry in the breakfast nook area, built in bench and shoe storage at the back entrance, and in the media room with built in solid wood desk. Please see supplements for the extensive list of additional upgrades. The private front entry opens to a spacious living room with designer stone fireplace. The dining area is adjacent to the fabulous chef's kitchen featuring custom wood cabinetry, high end stainless steel appliances including a newer Bosch dishwasher, and professional gas range. The second level offers a huge bedroom with full bathroom, laundry room, and large bonus area with built in desk. The primary ensuite encompasses the entire third floor with 2 large walk-in closets and a fabulous spa ensuite with shower and soaker tub. The fully finished basement features a large recreation room, full bathroom, and large storage area. This level could easily become an additional bedroom. With a commercial grade hot water tank, newer furnace (2021), and Telus fibre optic(2023), this exceptional



property within walking distance to the highly acclaimed Blue Flame Kitchen, an easy walk to Mount Royal University, Richmond Park shops and restaurants, and a quick commute to downtown, as well as a 5 minute drive to Marda Loop, Westhills, or Chinook Center shopping areas; this impeccably maintained executive townhome will not disappoint. Other notable details: furnace is under warranty, exterior repainted in the last three years, duradeck back deck & mail still gets delivered to the house!

Built in 2011

Essential Information

MLS® #	A2138590
Price	\$729,900
Sold Price	\$739,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,429
Acres	0.52
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2805 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	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 21st, 2024
Days on Market	8
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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