

\$799,000 - 402 Garrison Square Sw, Calgary

MLS® #A2142122

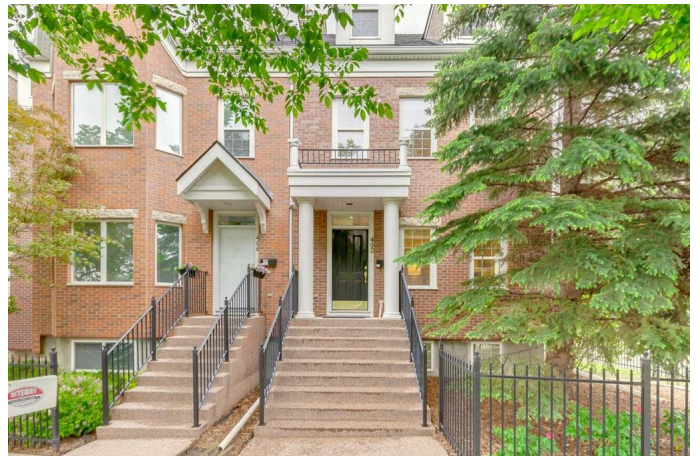
\$799,000

3 Bedroom, 4.00 Bathroom, 2,127 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

* Pending Sold, awaiting deposit* Welcome to urban living at its finest in Garrison Woods! This 2100+ sqft. west-facing 3-story townhome is located in the beautiful Garrison Square and features an expansive open floor plan with large windows letting in so much natural light. Step into your large living room with many windows and a beautifully tiled gas fireplace adds a touch of elegance for cozy evenings. The adjoining dining space is ideal for both family gatherings and entertaining friends. The main level features a beautiful and spacious kitchen with timeless white cabinetry, and stainless-steel appliances, including a gas stove, over-the-range hood fan and granite countertops, breakfast bar and large corner pantry. Continuing to your patio overlooking your semi-private quiet backyard. Main floor laundry and powder room for your convenience. The upper level hosts the primary bedroom, a true owner's retreat, with chandelier, windows showcasing park views, a small sitting area, a walk-in closet with custom built-ins, and a lavish ensuite bathroom featuring a soaking tub, double vanity and separate step-in shower. The additional bedroom on this level is currently a reader's dream with floor-to-ceiling custom bookcases surrounded by windows for a bright office, den or bedroom with its walk-in closet and sharing a well-appointed 4-piece main bathroom. The 3rd storey loft is over 500 Sqft with vaulted ceilings and an abundance of natural light, limited by only your imagination.



The options for this space are endless! The fully finished basement with garden-level windows and high ceilings offers versatile space for recreation or additional living areas, a 4-piece bathroom and a well-appointed third bedroom with a double door closet - complementing the home's overall functionality. Enjoy outdoor living with a balcony and backyard area surrounded with trees and greenery perfect for summer barbecues or your morning coffee. Park your car in your double detached garage which is accessible from the back lane. Situated within 5 minutes of the Marda Loop area, known for its exceptional dining and entertainment experiences. Residents enjoy easy access to coffee shops, restaurants, and boutique shopping, embracing a vibrant urban lifestyle. Public transit is readily available, with downtown just a 10-minute drive away. Despite the energetic community, this area boasts quiet parks, pathways, green spaces, and schools, offering a perfect blend of urban conveniences and serene surroundings. This is a unique opportunity to own a distinguished home in Garrison Woods, offering both luxury and practicality in one of Calgary's most sought-after neighbourhoods. Don't miss out on this incredible property. For more information or to schedule a viewing, contact us today.

Built in 1999

Essential Information

MLS® #	A2142122
Price	\$799,000
Sold Price	\$805,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,127
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	402 Garrison Square Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6B4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other, Storage
Lot Description	Back Lane, Corner Lot, Lawn, Landscaped, Street Lighting, Other

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 10th, 2024
Days on Market	20
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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