

\$1,150,000 - 336 Garrison Square Sw, Calgary

MLS® #A2156317

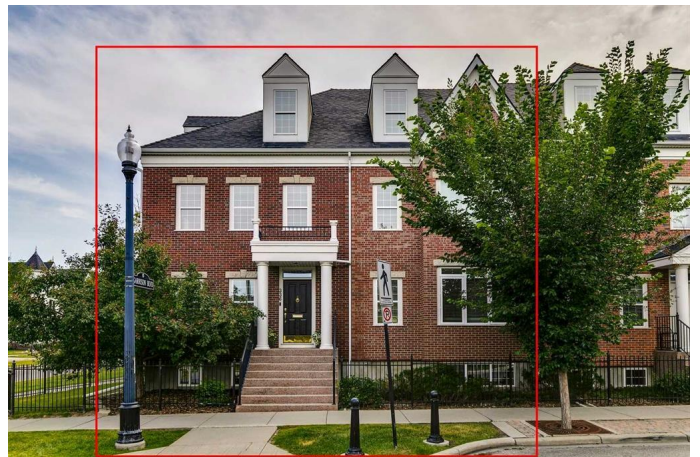
\$1,150,000

3 Bedroom, 4.00 Bathroom, 4,182 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

This elegant, rare, double unit three-story brownstone is designed with entertaining in mind. The charming Georgian inspired brick row-house overlooks Garrison Square Park, commemorating the service of the men, women and families of the Canadian Armed Forces. Inside, the floor plan seamlessly flows between the generous gathering spaces and the kitchen, making it an ideal home for hosting guests or family gatherings. The spacious living room features a fireplace, a wall of windows and a lounge area for additional seating, a games table or a grand piano. A large dining room with a tray ceiling and bench seat is the perfect spot for festive occasions and connects smoothly to the kitchen via a butler's pantry. The kitchen has ample storage, stainless steel appliances, an island with a breakfast bar and a sunny nook for casual meals. A quiet office is perfect for remote work and a powder room is tucked down the hall off the foyer. Upstairs, you'll find a generous family room perfect for relaxing at the end of the day, enhanced by a charming double-sided fireplace that adds warmth and ambiance. The spacious primary bedroom serves as a serene retreat with enough room for a sitting area and an impressive coffered ceiling. Additional highlights include two walk-in closets, and a gracious ensuite with a freestanding tub, large shower and dual sinks. A second bedroom with its own ensuite bath completes the second level. On the top floor, an expansive bonus room / bedroom awaits,



complete with a three piece bathroom and walk-in closet. This versatile space with charming dormer windows and a vaulted ceiling could easily house a pool table or home gym. The unfinished basement offers a blank canvas for you to design according to your needs, whether for additional living space, a home theatre, or more bedrooms are required. Outside, a large deck is ideal for summer dining and entertaining, while the walk-out basement patio provides a shaded retreat during warmer months. The backyard is framed by mature trees for added privacy and has access to the detached double garage. With over 4,000 square feet of living space, plus an unfinished walk-out basement, this double unit offers ample room for hosting and creating memorable moments.

Built in 1999

Essential Information

MLS® #	A2156317
Price	\$1,150,000
Sold Price	\$1,140,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,182
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	336 Garrison Square Sw
Subdivision	Garrison Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6B3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 16th, 2024
Days on Market	8
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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