



**2405 Sorrel Mews SW  
Calgary, Alberta**

**MLS # A2276325**



**\$849,900**

**Division:** Garrison Woods

**Type:** Residential/Five Plus

**Style:** 3 (or more) Storey

**Size:** 1,969 sq.ft. **Age:** 2001 (25 yrs old)

**Beds:** 3 **Baths:** 3 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** -

**Lot Feat:** Back Lane, Back Yard, Level, Rectangular Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 577

**Basement:** Full

**LLD:** -

**Exterior:** Brick

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Central Air, Central Vac & Attachments, All Contents and Furniture, 2 Garage Door Openers

3-Storey Luxury End-Unit Executive Brownstone | Fully Furnished | Air Conditioned | Prime Marda Loop Location. Situated in the prestigious community of Garrison Woods, this beautifully maintained fully furnished, air-conditioned end-unit executive brownstone offers exceptional walkability and an outstanding blend of space, style, and convenience. Just minutes from Marda Loop shopping, parks, top-rated schools (including Lyc&eacute;e International de Calgary), and downtown, this is urban living at its finest. Offering over 2,900 sq. ft. of developed living space, this impressive 3-storey home features a highly versatile layout and is complemented by a detached double garage. The main level is ideal for both everyday living and entertaining. The chef-inspired kitchen showcases stainless steel appliances, a gas range, granite island, and corner pantry, while the sunny breakfast nook overlooks the deck&mdash;perfect for morning coffee. This bright end unit benefits from east-facing windows, 9-foot ceilings, and beautiful maple hardwood flooring, filling the space with natural light. The second level offers two generous bedrooms, a 5-piece bathroom, and convenient upper-level laundry. The third floor features a loft-style den/ living space with vaulted ceilings and a 3-piece bathroom, providing a flexible retreat ideal for a home office, media room, or master suite. The fully developed basement includes a separate entrance to the yard, a bedroom, 3- piece bathroom, fireplace, laundry hookups, and a functional mudroom&mdash;perfect for guests or extended family. This rare end-unit brownstone combines luxury, location, and livability in one of Calgary's most sought-after neighbourhoods. Don't miss your opportunity to call this exceptional Garrison Woods home your own&mdash;schedule your private showing today!