



**300 Garrison Square SW  
Calgary, Alberta**

**MLS # A2290433**



**\$749,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,551 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 799
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Alarm system hardware, mounted shoe cabinet in foyer. NOTE: vacuflo system <as is>, microwave/hoodfan <as is>.

Not-to-miss rare opportunity here in the exclusive estate community of Garrison Woods, in this lovingly maintained brick brownstone across from Garrison Square Park. As one of the largest townhomes in the community and prime for redevelopment to make it your very own, this incredible end unit enjoys 4 bedrooms and 2 full baths, maple kitchen with concrete floors, detached 2 car garage and an amazing 300+sq ft balcony with panoramic views of the surrounding neighbourhood. You will simply love the design of this beautifully decorated home, which features an elegant formal living room with views of the park and a brick fireplace complemented by built-in bookcases, all of which leads into the open concept kitchen and dining room with concrete floors, huge walk-in pantry and maple cabinets. The appliances include a Bosch dishwasher and Maytag gas stove. There's also a great-sized bedroom on the main floor with 2 closets and its own separate access into a full bath. With expansive vaulted ceilings and dormer windows, the top floor hosts the owners' retreat with a big walk-thru closet and soaker tub ensuite with double vanities and separate shower. There are 2 additional bedrooms on this level; 1 which would also make a super home office, nursery or exercise room. A laundry room with sink, built-in cabinets and Whirlpool Duet steam washer and dryer complete this level. With its prime location on one of the most desirable streets in Garrison Woods, you'll love being within walking distance to the trendy Marda Loop retail district with its popular restaurants and boutiques, services & shops. And with its quick and easy access to Crowchild Trail and 14th Street, your new home is only minutes to everything this coveted inner city neighbourhood has to offer...major retail centers, highly-rated schools, Mount Royal University, transit, parks, golf

course and downtown.