

\$785,000 - 518 Garrison Square Sw, Calgary

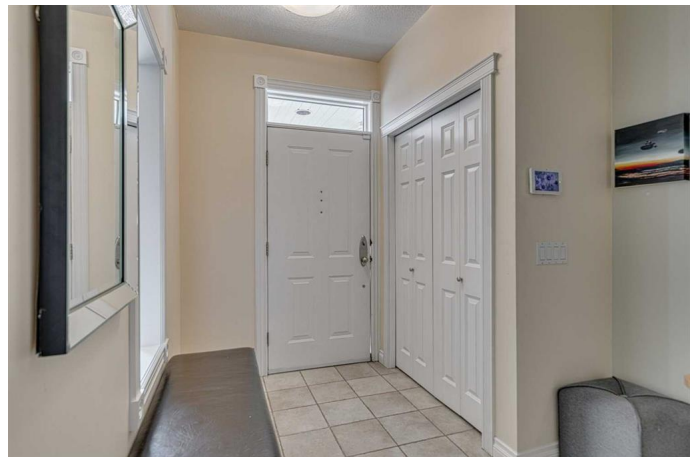
MLS® #A2196185

\$785,000

3 Bedroom, 4.00 Bathroom, 2,135 sqft
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Live in a Piece of Calgary's History in Garrison Woods! This is your opportunity to own a stunning 3-story brownstone in the heart of Garrison Woods, situated on one of the most desirable streets and directly across from the honorable Garrison Square Park, which pays tribute to the service of the Canadian Armed Forces. Step inside this beautifully designed home, where every detail has been carefully considered. The main floor boasts a chef's dream kitchen, featuring stainless steel appliances, granite countertops, ample cabinetry, and a spacious island with a breakfast bar - perfect for entertaining. Under-cabinet lighting adds a stylish touch, while the cozy breakfast nook opens onto a large private deck with privacy walls, ideal for your morning coffee. A bright home office just off the kitchen, with large windows, ensures working from home feels open and inviting. The second floor features two spacious primary suites, each with its own ensuite bathroom, heated floors, and walk-in closet. The convenience of an upper-floor laundry room adds to the home's functionality. The third-floor loft is an impressive space with vaulted ceilings and dormer windows that flood the area with natural light, offering endless possibilities for use. The fully developed walk-out basement includes a generous family room with a wet bar and gas fireplace, a third bedroom, and a four-piece bathroom, enhancing the home's versatility. The double detached garage completes this



incredible offering. This home is surrounded by parks, pathways, green spaces, and top-rated schools, all while being just moments away from the vibrant Marda Loop communityâ€”known for its exceptional dining, trendy coffee shops, and boutique shopping. Quick access to Crowchild Trail, downtown Calgary, and River Park makes commuting a breeze. With luxury, comfort, and convenience wrapped into one, this exceptional home is not to be missed. Contact us today to schedule a viewing!

Built in 1999

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2196185 |
| Price | \$785,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,135 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 518 Garrison Square Sw |
| Subdivision | Garrison Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 6B5 |

Amenities

| | |
|-----------|------|
| Amenities | None |
|-----------|------|

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks, Closet Organizers, Granite Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|-------------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Brick |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 39 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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