

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

MLS® #A2196185

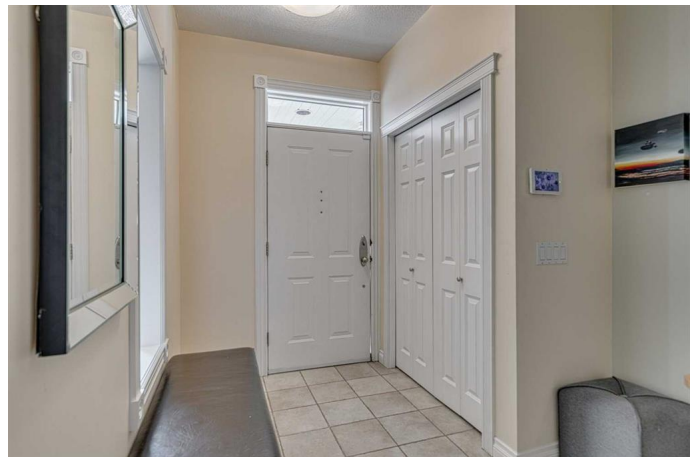
**\$785,000**

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
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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	31
Zoning	DC

## Listing Details

Listing Office	Real Broker
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