



**GRASSROOTS**

REALTY GROUP

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**2964 Peacekeepers Way SW  
Calgary, Alberta**

**MLS # A2296649**



**\$699,900**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Infrared Electric sauna, basement TV cabinet

Welcome to this beautifully maintained townhouse in the sought-after community of Garrison Green, offering the perfect blend of comfort, functionality, and urban convenience. This residence has proudly had only one single set of occupants since it was built and has been meticulously cared for throughout the years. The main floor features a warm and inviting layout with rich hardwood flooring, a spacious living room centered around a cozy gas fireplace, a dedicated dining area, and a well-appointed kitchen ideal for everyday living and entertaining, complete with a brand new refrigerator. Upstairs, you’ll find a versatile bonus room, perfect for a home office or additional lounge space. This area could easily be converted into a third bedroom on the upper floor. The primary bedroom features a walk-in closet and private ensuite. A second bedroom and full bathroom, featuring an after market sun tunnel skylight provides gorgeous natural light all throughout the day. The fully finished basement expands your living space with a large recreation room, a third bedroom, a three-piece bathroom, a spacious laundry room, and ample storage. Unwind in your private infrared electric sauna, creating a spa-like experience right at home. Additional upgrades include central air conditioning, a brand new furnace control board, and a roof replacement completed in 2024, offering peace of mind for years to come. Step outside to enjoy your private backyard, perfect for relaxing or summer BBQs, along with the added convenience of a detached, insulated, and drywalled double garage with rear lane access. Located just minutes from Mount Royal University, Currie Barracks, and the amenities of Marda Loop. You’ll love the walkability and access to local favourites such as Wildrose Brewery, The Airport Playground, Blue Flame Kitchen, Earl Grey golf course and the walking and bike

paths leading to North Glenmore Park and the reservoir. Garrison Green is a tight knit, family friendly community, renown for it's friendly neighbours and central location. It is rare to find a spacious townhome with a well sized private yard on a quiet street, perfect for a first time home buyer, downsizer, family or investor.