



**130 Garrison Square SW
Calgary, Alberta**

MLS # A2313400



\$795,000

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	2,680 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 799
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Elegant and stylish, this 2 bedroom end unit townhome offers over 2,600 sq ft of beautifully developed living space in the heart of Garrison Woods. A striking hardwood and stainless steel staircase leads from the foyer to the main level, where hardwood floors and high ceilings create an inviting sense of scale. The spacious living room is anchored by an eye catching corner feature fireplace, while the formal dining area—enhanced by a gorgeous chandelier—sets the stage for memorable gatherings. The well appointed kitchen features a custom sliding door, rich dark cabinetry, granite countertops, a walk in pantry, high end stainless steel appliances, and a bright breakfast nook. The primary bedroom is conveniently located on the main floor and includes a private 5 piece ensuite with dual sinks, a jetted tub, a separate shower, and direct access to the walk in closet. A dedicated office, 3 piece bath, and laundry room complete the main level. The second level offers exceptional versatility with a large family/media room, an additional bedroom, and a 3 piece bath featuring a custom made vanity and thoughtful storage solutions. Outdoor living is equally impressive with a large west facing deck—perfect for relaxing or entertaining. Parking is effortless thanks to the double detached garage. This prime location is truly unmatched—situated directly across from Garrison Square and just moments from vibrant Marda Loop, River Park, excellent schools, shopping, public transit, and offering easy access to Crowchild Trail. Perfect for young couples or individuals who enjoy a walkable lifestyle - you'll love grabbing a morning latte, strolling around the loop, and meeting friends at Marda Loop's many beautiful new restaurants.