



**2821 Dallaire Avenue SW
Calgary, Alberta**

MLS # A2322465



\$769,900

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	2,401 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind, Street Lighting, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 645
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	TV and mount above Fireplace		

OPEN HOUSE: Saturday, June 20 12-4pm and Sunday, June 21 1-4pm. Sitting directly across from Garrison Green's expansive community park, tucked behind mature lilacs and a classic wrought iron fence, this sophisticated three-storey brick townhome offers the kind of address that grows with you. At 3265 sqft across four fully developed levels, with three bedrooms, three full bathrooms and a powder room this townhome is inner-city Calgary living at its most refined. Step inside to rich dark hardwood floors and an open-concept main level that feels both curated and livable. The living room anchors the space around a sleek gas fireplace, framed by oversized windows overlooking the streetscape. The kitchen is the undeniable heart of the home, with espresso cabinetry, granite countertops, a classic subway tile backsplash, and a show-stopping island with a built-in wine rack and seating for four, lit by elegant lantern pendants above. A tucked-away kitchen nook and pantry keep things organized, while the rear deck opens to a green space and a brick pathway leading to the detached double garage. The second level is home to a generous bedroom with its own walk-in closet and access to a four-piece cheater ensuite, functioning almost as a second primary. A third bright and comfortable bedroom sits alongside a dedicated office nook, ideal for a growing family. An oversized laundry room rounds out the level, adding the kind of everyday practicality that actually makes a difference. The entire third floor belongs to the primary retreat. Vaulted ceilings, dormer windows, and two expansive walk-in closets set the scene. The spa-inspired five-piece ensuite delivers with a deep soaker tub wrapped in elegant porcelain tile, dual vanities and a custom tile shower. Thoughtfully designed for rest, privacy, and a little indulgence. The fully developed basement adds a

generous family room perfect for movie nights or a home gym, along with a dry bar and a four-piece bath. For families planning ahead, the neighbourhood is exceptionally well-served by some of Calgary's most sought-after independent schools including Masters Academy, Lycée International de Calgary and Clear Water Academy. Moments from Marda Loop's restaurant and cafe scene, Westhills shopping, the Glenmore Reservoir pathways, and downtown Calgary. Everything you need, right where you want to be. Book your private showing today.