

**306 Garrison Square SW  
Calgary, Alberta**

**MLS # A2253367**



**\$777,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Many Trees, Street Lighting		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Built-in Wardrobe in Primary, Wood Shutters in Primary

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 635

**LLD:** -

**Zoning:** MCG d44

**Utilities:** -

Stop searching—this is the one! Welcome to the Brownstones of Garrison Woods with a timeless New York style curb appeal . This beautifully RENOVATED end-unit bungalow townhome has it all: NO STAIRS, a private double-detached garage, and unbeatable walkability. This rare find is nestled in one of Calgary's most sought-after communities, and sits across from the picturesque Garrison Square Park. Picture summer evenings enjoying live music in the park, and winter strolls beneath twinkling lights glowing on the snow. In just minutes, you can walk to the vibrant heart of Marda Loop—coffee shops, cafés, restaurants, groceries, and boutiques are all at your doorstep. Inside, a welcoming formal entry leads you into a beautifully renovated home, with thoughtful separation between the primary and secondary bedrooms. The spacious primary suite features plantation shutters, custom built-in cabinetry, a walk-in closet, and a luxurious 5-piece ensuite with heated tile floors. The second bedroom makes an ideal guest room, home office, or media space, with a stylish 3-piece bath just across the hall. Flooded with natural light, the open-concept living and dining area offers room for hosting dinner parties or enjoying cozy evenings by the fireplace. The chef's kitchen is a true delight with a grand central island, ceiling-height cabinetry, a built-in wall oven and microwave, gas cooktop, and a convenient laundry/pantry area with quartz countertop and extra storage cabinets. Step outside to your own private retreat. You will enjoy countless evenings relaxing in the sun of your 250 sq.ft deck, shaded perfectly by mature trees, and complete with a small common garden space where you can sink your toes into the grass. This dream property would not be complete without mentioning the private detached double garage. Whether

you're looking to downsize or embrace urban living as a young professional, this townhome offers the perfect balance: a vibrant community—known for its exceptional dining, trendy coffee shops, and boutique shopping, a quick 10-minute commute to downtown, and the mountains less than 90 minutes away. Enjoy being surrounded by parks, pathways, green spaces, and top-rated schools. This home offers luxury, comfort, and convenience wrapped into one. It has been lovingly cared for by long time owners and is not to be missed. Contact me today to schedule a viewing before it's gone!