

\$777,000 - 306 Garrison Square Sw, Calgary

MLS® #A2253367

\$777,000

2 Bedroom, 2.00 Bathroom, 1,309 sqft

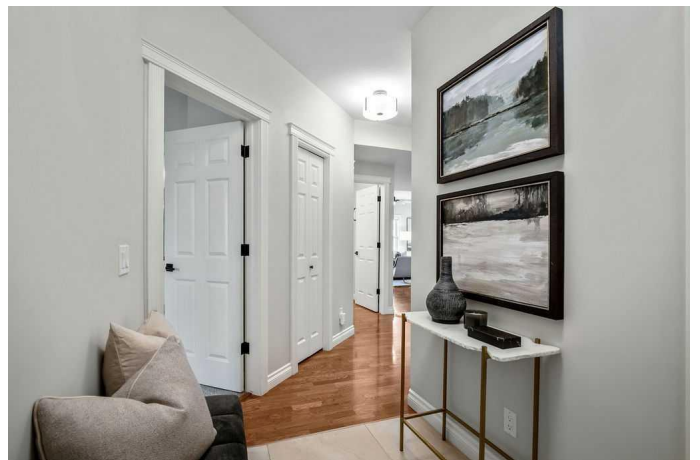
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

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, caf s, 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!

Built in 1999

Essential Information

MLS® #	A2253367
Price	\$777,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,309
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	306 Garrison Square Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6B3

Amenities

Amenities	Trash
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gated
# of Garages	2

Interior

Interior 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)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Covered Courtyard
Lot Description	Back Lane, Garden, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	7
Zoning	MCG d44

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.