\$699,900 - 18, 11 Scarpe Drive Sw, Calgary

MLS® #A2201854

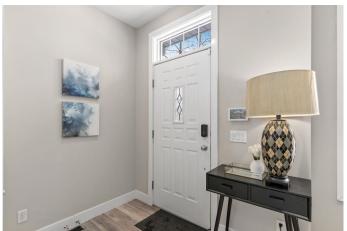
\$699,900

2 Bedroom, 3.00 Bathroom, 1,521 sqft Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Open House Saturday 2-4:30pm. Your sanctuary in Garrison Woods awaits! Discover the pinnacle of urban living with this stunning 2-bedroom, 3-bathroom townhome nestled in the quiet heart of Garrison Woods. Ideally located on a charming, tree-lined street, this home offers beautiful curb appeal and the best of city living, just steps from the vibrant shops, restaurants, and amenities of Marda Loop, while delivering a secure and peaceful lifestyle. Spanning over 1,700 Sq Ft of thoughtfully designed living space, this home seamlessly blends carefree condo convenience with the spaciousness of a modern lofted residence, backing onto a picturesque greenspace with towering evergreens. Step inside to a bright, open-concept main floor featuring luxury vinyl plank flooring and a contemporary kitchen with granite countertops, a large central island, stainless steel appliances, a dual basin sink with garburator, and a generous pantry. The kitchen flows effortlessly into the inviting great room, with 18-foot ceilings and massive south-facing windows. A gas fireplace adds warmth, while sliding patio doors open to a large south-facing deckâ€"complete with a gas line for BBQsâ€"perfect for hosting summer gatherings or relaxing under the stars, surrounded by mature trees and exclusive greenspace. The second floor features a spacious guest bedroom with an attached ensuite bathroom, shared with a versatile loft space ideal for a home office or lounge area. A







laundry room with a new washer and dryer adds convenience. The owner's retreat awaits on the third floor: an expansive primary suite with vaulted ceilings, a spacious walk-in closet, and a luxurious 5-piece ensuite featuring dual sinks, a separate shower, and a jetted soaker tub with views of the greenspace. The lower level contains an oversized, heated tandem garage with ample storage and potential for future development. Enjoy the tranquility of Sanctuary Woods' private greenspace while being minutes from Mount Royal University, 17th Ave, and downtown via Crowchild Trail. With schools, Safeway, River Park off-leash dog park, and Sandy Beach pathways nearby, this inner-city gem offers a perfect balance of serenity and convenience, with all exterior snow removal and maintenance included. Check out the 3D tour and contact us for a private viewing today!

Built in 2003

Essential Information

MLS® # A2201854 Price \$699,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,521

Acres 0.00

Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

Community Information

Address 18, 11 Scarpe Drive Sw

Subdivision Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6K9

Amenities

Amenities Secured Parking, Snow Removal

Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Tandem

of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, Jetted Tub, No Smoking Home, Open

Floorplan, Soaking Tub, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

Exterior

Exterior Features Courtyard

Lot Description Landscaped, Treed Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning DC

Listing Details

Listing Office CIR Realty

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