



THE
A-TEAM

**RE/MAX
FIRST**

11 SCARPE Drive #18, Calgary T2T 6K9

MLS®#: **A2201854** Area: **Garrison Woods** Listing Date: **03/13/25** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped,Treed**
 Park Feat: **Double Garage Attached,Heated Garage,Tandem**

Finished Floor Area

Abv Sqft: **1,521**
 Low Sqft:
 Ttl Sqft: **1,521**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,Jetted Tub,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 12`3"	Kitchen	Main	14`11" x 11`7"
Dining Room	Main	14`4" x 9`11"	2pc Bathroom	Main	4`11" x 4`8"
Bedroom	Second	15`3" x 10`4"	Loft	Second	12`1" x 10`0"
4pc Bathroom	Second	8`3" x 8`11"	Bedroom - Primary	Third	26`5" x 12`1"
5pc Ensuite bath	Third	14`9" x 11`9"	Laundry	Second	3`0" x 3`0"
Furnace/Utility Room	Basement	15`6" x 3`4"			

Legal/Tax/Financial

Condo Fee:
\$610

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0310624**

Remarks

Pub Rmks: **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 deck—complete with a gas line for BBQs—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!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









