

# \$775,000 - 14, 11 Scarpe Drive Sw, Calgary

MLS® #A2213072

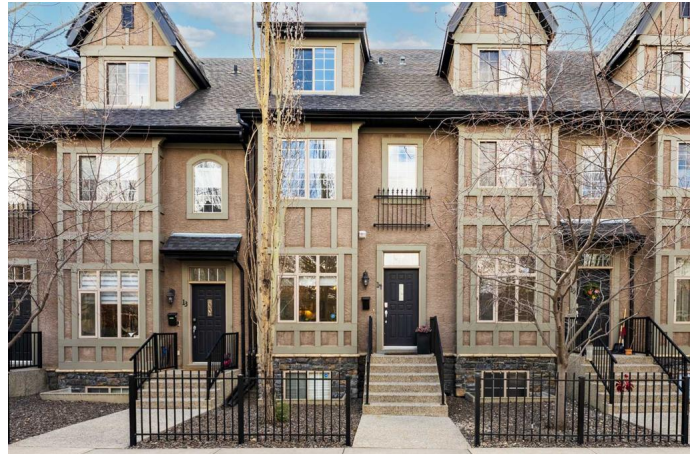
**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this stunning townhome located in the beautiful community of Garrison Woods! With the most charming curb appeal and so close to so many shops, schools, parks, and green spaces, you won't want to miss out on seeing this place for yourself. Inside you'll find a large recently renovated open style kitchen with a gas cooktop, stainless-steel appliances and a large island and breakfast nook. The owner also replaced all of the main flooring with sleek luxury vinyl plank. Off of the kitchen you'll find a fantastic living room space that leads to the expansive south-facing back deck that is perfect for hosting or relaxing in the sun. And just off of the deck is a fantastic private green space that is great for yard games or hosting larger gatherings. As you make your way up to the upper floors, you'll see new carpets all the way up to the top floor. On the second level you will find two large bedrooms followed by a 3-piece bathroom. In between the bedroom and bath you have the laundry room outfitted with built-ins and a newer stacked washer/dryer. On the top floor is the massive primary bedroom with it's own reading nook, walk-in closet and 5-piece ensuite bathroom making it a perfect private space at the end of your day. Lastly, in the basement floor, is an oversized double tandem garage that provides extra storage space. This place is truly a gem to see, book your showing fast! Open House this Saturday from 12pm-3pm



Built in 2003

## Essential Information

MLS® #	A2213072
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	14, 11 Scarpe Drive Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Underground
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	6
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Royal LePage Benchmark
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