

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

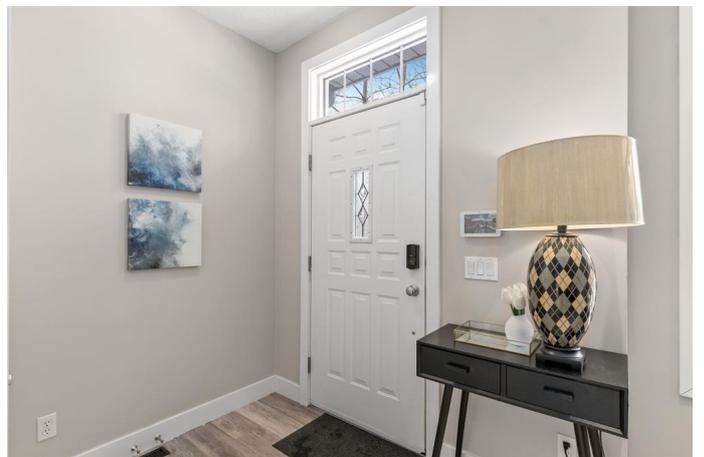
MLS® #A2201854

**\$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 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!

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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