

**2405 Sorrel Mews SW
Calgary, Alberta**

MLS # A2276325



\$849,900

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|------------------|--|---------------|-------------------|
| Division: | Garrison Woods | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,969 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Level, Rectangular Lot | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 577 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Central Air, Central Vac & Attachments, All Contents and Furniture, 2 Garage Door Openers

3-Storey Luxury End-Unit Executive Brownstone | Fully Furnished | Air Conditioned | Prime Marda Loop Location | Situated in the prestigious community of Garrison Woods, this beautifully maintained fully furnished, air-conditioned end-unit executive brownstone offers exceptional walkability and an outstanding blend of space, style, and convenience. Just minutes from Marda Loop shopping, parks, top-rated schools (including Lycéé International de Calgary), and downtown, this is urban living at its finest. Offering over 2,900 sq. ft. of developed living space, this impressive 3-storey home features a highly versatile layout and is complemented by a detached double garage. The main level is ideal for both everyday living and entertaining. The chef-inspired kitchen showcases stainless steel appliances, a gas range, granite island, and corner pantry, while the sunny breakfast nook overlooks the deck—perfect for morning coffee. This bright end unit benefits from east-facing windows, 9-foot ceilings, and beautiful maple hardwood flooring, filling the space with natural light. The second level offers two generous bedrooms, a 5-piece bathroom, and convenient upper-level laundry. The third floor features a loft-style den/ living space with vaulted ceilings and a 3-piece bathroom, providing a flexible retreat ideal for a home office, media room, or master suite. The fully developed basement includes a separate entrance to the yard, a bedroom, 3- piece bathroom, fireplace, laundry hookups, and a functional mudroom—perfect for guests or extended family. This rare end-unit brownstone combines luxury, location, and livability in one of Calgary's most sought-after neighbourhoods. Don't miss your opportunity to call this exceptional Garrison Woods home your own—schedule your private showing today!