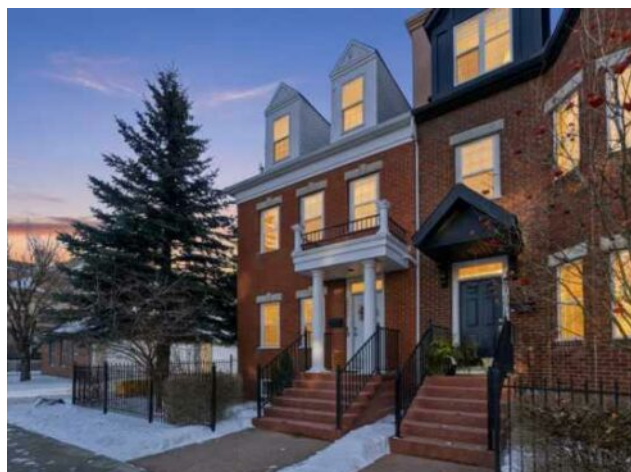


2405 Sorrel Mews SW  
Calgary, Alberta

MLS # A2276325



**\$849,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 Lycée 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!