\$949,900 - 110 Ypres Green Sw, Calgary

MLS® #A2212930

\$949,900

4 Bedroom, 4.00 Bathroom, 1,889 sqft Residential on 0.09 Acres

Garrison Woods, Calgary, Alberta

Welcome to this well-appointed 4-Bedroom Home on a picturesque tree-lined street in Garrison Wood. The thoughtfully designed living space blends functionality with everyday comfortâ€"all just steps from Marda Loop, Currie Barracks, scenic parks, playgrounds, shopping, dining, and top-rated schools including Lycée Louis Pasteur and Master's Academy & College. Move in and enjoy as-is or renovate to suit your personal style. The main floor welcomes you with a bright living room anchored by a cozy gas fireplace, a versatile front den, and a spacious dining area that flows seamlessly into the well-appointed kitchen. The kitchen features stainless steel appliances, granite tile countertops, a breakfast bar, full pantry, and floor-to-ceiling shelving for added storage and charm. A practical mudroom, main-floor laundry, and powder room complete the main level. Upstairs, the smart layout includes a jack-and-jill 4-piece bathroom connecting two front-facing bedrooms. The expansive primary suite offers a peaceful retreat with a walk-in closet and a 5-piece ensuite featuring dual vanities, a large soaker tub, private water closet, and a separate shower. The fully finished basement adds even more living space with a large recreation room featuring a second gas fireplace, a fourth bedroom, a full 4-piece bathroom, a flexible office/gym space, and ample storage. Enjoy your morning coffee on the charming front porch, surrounded by mature trees and timeless curb appeal. An







incredible opportunity to live in one of Calgary's most sought-after inner-city neighborhoods. Welcome home.

Built in 2004

Essential Information

MLS® # A2212930 Price \$949,900

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,889

Acres 0.09

Year Built 2004

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 110 Ypres Green Sw

Subdivision Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6M1

Amenities

Parking Spaces 2

Parking Double Garage Detached, Driveway

of Garages 2

Interior

Interior Features Granite Counters, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Front Yard

Roof Asphalt Shingle

Construction Cedar, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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