

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

MLS® #A2212930

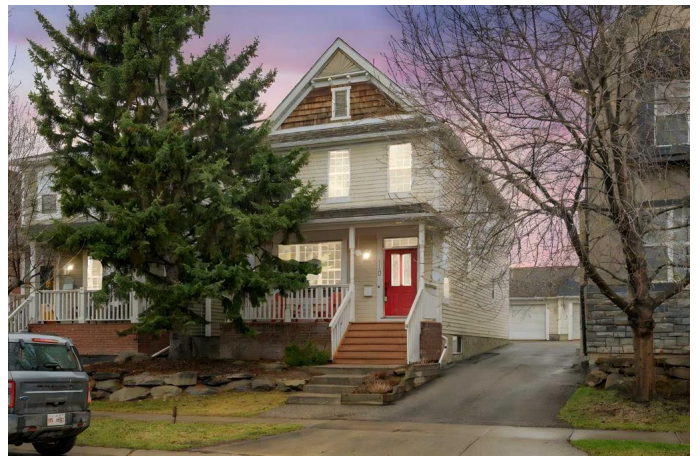
**\$949,900**

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 comfort—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	21
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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