\$1,050,000 - 24 Ypres Mews Sw, Calgary

MLS® #A2264532

\$1,050,000

3 Bedroom, 5.00 Bathroom, 2,628 sqft Residential on 0.04 Acres

Garrison Woods, Calgary, Alberta

One-of-a-Kind Townhouse in Garrison Woods – No Condo Fees!

Welcome to this exceptional 3-storey townhouse, ideally located in the heart of the vibrant Garrison Woods community.

Positioned directly on a park and adjacent to the Lycée international de Calgary French school, this home offers the perfect blend of style, comfort, and convenience – with no condo fees!

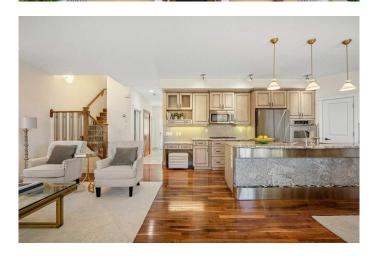
All three units in this triplex received a new hail-resistant roof just a month ago.

Extensively upgraded Interior: The middle unit has been thoroughly upgraded with high-end finishes and thoughtful touches throughout. A Chef's Kitchen: Marble countertops, classic subway tile backsplash, gas cooktop, built-in oven, New French door refrigerator, corner pantry, and roll-out drawers in all cupboards. A unique, freshly serviced water feature enhances the island. The livingroom has darer satined hardwood floors and a marble-faced gas fireplace to give you a cozy spacious layout.

A spacious dining room provides a great space for hosting and entertaining. Oversized Primary Suite 17 x17 with private balcony overlooking the park. The large walk-in closet includes custom built-ins. A Spa-Inspired Ensuite with Marble galore; countertops, marble-surround jetted tub, and custom shelving. Two Additional large Bedrooms with newer carpet and premium 10 lb. underlay for a soft, cozy feel. Convenient second floor







Laundry: Newer front-load washer/dryer with additional built-ins for storage. The third floor makes a Versatile Bonus Room with lots of built ins and dormers. This floor is accessed via a unique eclectic door and leads to this Egyptian-themed room. Another Marble finished bathroom ,Built-in desk (ideal for home office), Extensive closets and built-ins. Potential for a fourth bedroom, primary suite Lighting: Upgraded fixtures including elegant island pendants and recessed lighting. Security: Roll shutters on main, garage, and second-floor windows â€" ideal for travel security. Also includes an alarm system. Double Attached Garage: Upgraded with interior roll shutter, tile flooring, decorative tile walls, and hot/cold water access. Low Maintenance Exterior; no grass to cut, just sweep the front porch and trim the hedge! All three units in this triplex received a new hail-resistant roof just a month ago. Quiet, park-facing location, Walkable to Marda Loop shops, restaurants, Easy access via Flanders Ave Nearby schools include Lycée international de Calgary and Masters Academy This unique townhouse offers rare features not often seen in the market. Whether you're a growing family, a professional couple, or looking for an executive-style retreat, this

home delivers unmatched quality and value in

5.00

Built in 2003

Bathrooms

Garrison Woods.

Essential Information

MLS® # A2264532
Price \$1,050,000
Bedrooms 3

Full Baths 4

Half Baths 1

Square Footage 2,628
Acres 0.04
Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey, Side by Side

Status Active

Community Information

Address 24 Ypres Mews Sw

Community Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T6L2

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Attached, Garage Door Opener, Garage

Faces Rear, Insulated, Rear Drive

of Garages 2

Interior

Interior Features Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double

Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In

Closet(s), Jetted Tub, Natural Woodwork, Steam Room

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Washer, Window Coverings, Disposal, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Gas Water Heater, Water

Purifier

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Marble

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, City Lot, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025

Days on Market 1

Zoning M-CG d30

Listing Details

Listing Office Royal LePage Solutions

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