

# \$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

Open House Sunday 2:30 -4:00

pmOne-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!

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 darker 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 or primary suite.

The lower level is finished with fir from a grain elevator with a 10 foot long steam shower, built in bookcases, a walk in closer, and storage. The Furnace and Hot water are Newer with a shut off for the H2O. tank.

Lighting: Upgraded fixtures including elegant island pendants and recessed lighting.

Security: Roll shutters on main, garage, and second-floor windows – 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 Garrison Woods.

Built in 2003

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2264532    |
| Price  | \$1,050,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 5.00                   |
| 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 |
| Subdivision | 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, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Washer, Water Purifier, Window Coverings                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle, Marble                                                                                                                                                                                                                                   |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | 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 | 19                 |
| Zoning         | M-CG d30           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.