

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

MLS® #A2212930

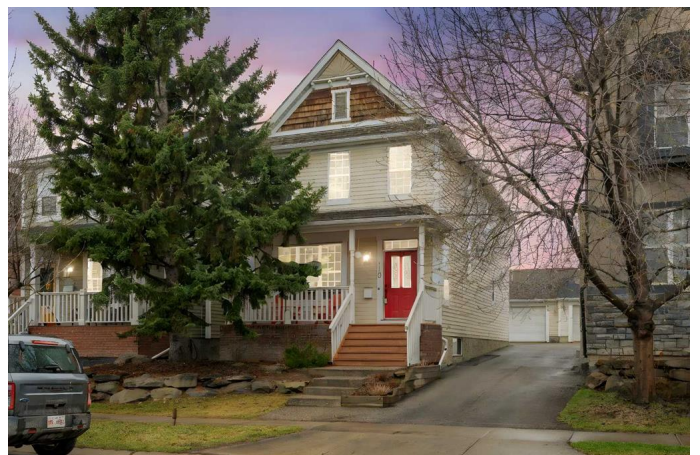
**\$949,900**

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 | 8                |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.