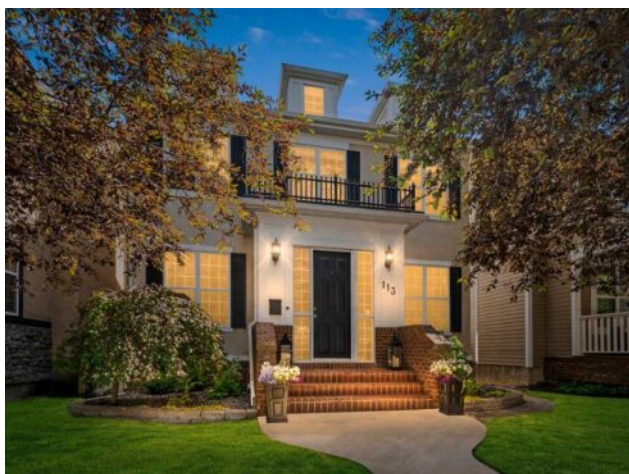


113 Ypres Green SW
Calgary, Alberta

MLS # A2323191



\$1,449,900

Division:	Garrison Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Pro-slat garage storage system, garage heater.

Welcome to 113 Ypres Green SW, a beautifully updated family home in the heart of Garrison Woods, one of Calgary's most desirable inner-city communities. Set on a charming tree-lined street, this residence blends timeless character, thoughtful renovations and exceptional access to parks, schools, shopping and the vibrant Marda Loop district. Offering 2,238 sq. ft. above grade plus a fully developed lower level, the home features 4 bedrooms, 3.5 bathrooms, two gas fireplaces, central air conditioning and a detached double garage. Inside, warm hardwood flooring, high ceilings and abundant natural light create an inviting, refined atmosphere. The spacious living room is anchored by a gas fireplace and flows naturally into the dining area, making the main floor ideal for relaxed family living and elegant entertaining. The beautifully renovated white kitchen is the heart of the home, featuring quartz countertops, a large centre island, extensive cabinetry, gas cooking, stainless steel appliances, wine refrigerator, recessed lighting and sophisticated brass accents. A main-floor laundry room and powder room add everyday convenience. Upstairs, the spacious primary suite offers a large walk-in closet and impressive five-piece ensuite. Two additional bedrooms, a full bathroom and a versatile bonus room provide flexibility for families, a home office or quiet retreat. The fully developed lower level adds valuable living space with a large recreation and games room, second gas fireplace, additional bedroom and three-piece bathroom, ideal for guests, teenagers, fitness or media space. Outside, enjoy a private fenced and treed yard with deck and patio areas, irrigation, rear-lane access and a heated double detached garage with ProSlat storage. Smart-home features, wired sound and data, central air conditioning and excellent storage complete the package. Garrison

Woods is loved for its mature streetscapes, classic architecture and strong sense of community. Parks, playgrounds, schools, walking and biking paths and everyday amenities are all close at hand. Just minutes away, Marda Loop offers an outstanding mix of restaurants, caf  s, boutiques, fitness studios and local services, creating one of southwest Calgary's most appealing lifestyle destinations. This is a rare opportunity to enjoy a beautifully finished detached home in an established neighbourhood that combines character, walkability, convenience and an exceptional Calgary lifestyle.