

# \$824,000 - 211 Ypres Green Sw, Calgary

MLS® #A2221793

**\$824,000**

2 Bedroom, 3.00 Bathroom, 1,995 sqft

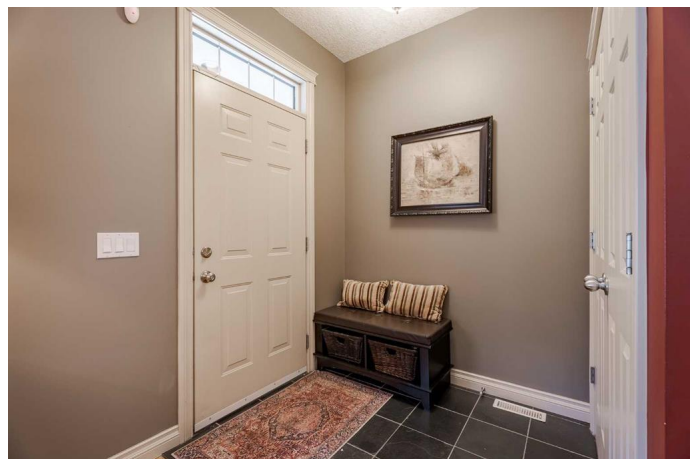
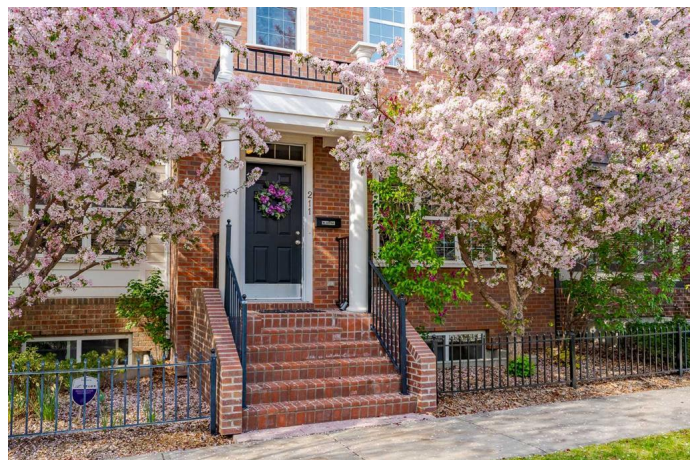
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

This elegant brick brownstone in the heart of Garrison Woods offers refined inner-city living across three beautifully designed levels. Ideally located just steps from vibrant Marda Loop and backing onto Calgary's premier French school, Lyc e Louis Pasteur, this home blends historic charm with modern comfort. The main floor features 9' ceilings, maple hardwood floors, a spacious living room with gas fireplace, large dining area, and a chef's kitchen with granite countertops, central island, and 5-burner gas range—perfect for entertaining or everyday living. Upstairs offers an oversized bedroom, full bathroom, convenient laundry room, and a large den/office easily convertible into a third bedroom. The top level is a private primary retreat with vaulted ceilings, dormer windows, a walk-in closet, and spa-like ensuite with double vanities, oversized shower, and separate soaker tub. The basement is a blank slate ready for your personal touch. Additional highlights include a charming backyard, detached double garage, and a well-managed complex in one of Calgary's most desirable neighborhoods. Enjoy tree-lined streets, top schools, parks, and easy access to downtown via Crowchild Trail. A rare opportunity to live in Garrison Woods!

Built in 2004

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2221793      |
| Price          | \$824,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,995         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 211 Ypres Green Sw |
| Subdivision | Garrison Woods     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 6M4            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 3              |
| Zoning         | M-CG           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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