

\$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!

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 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	Side by Side, 3 Storey
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, No Smoking Home, Pantry, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Washer, Window Coverings, Disposal, ENERGY STAR Qualified Refrigerator, 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 2
Zoning M-CG d30

Listing Details

Listing Office Royal LePage Solutions

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