

# \$650,000 - 10 Ypres Green Sw, Calgary

MLS® #A2115858

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.07 Acres

Garrison Woods, Calgary, Alberta

Attached home in terrific location across from the Lysee school and with terrific walkability to the shops of Garrison + Marda Loop. This two bedroom home offers 1135 square feet above grade plus a developed lower level. The main floor with hardwood flooring has a large kitchen with tons of cupboards and counter space + informal dining nook. Large living room with corner fireplace. Main floor powder room. Upstairs the bedrooms are a good size.

Primary bedroom has walk in closet + 3 piece ensuite + there is a designated 4 piece second bathroom. The lower level has spacious flex rooms + storage. Great curb appeal, private backyard with deck + double detached garage.

Currently rented for \$2500 per month plus utilities. Excellent starter home or investment. Offers to be reviewed at 12:00pm on Sunday March 24, 2024, however the seller may choose to accept an offer prior to that date.

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2115858  |
| Price          | \$650,000 |
| Sold Price     | \$680,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,136     |



|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 2002                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Sold                   |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10 Ypres Green Sw |
| Subdivision | Garrison Woods    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 6L3           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Walk-In Closet(s)                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2024 |
| Date Sold      | March 27th, 2024 |
| Days on Market | 5                |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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