

\$849,900 - 239 Ypres Green Sw, Calgary

MLS® #A2134723

\$849,900

4 Bedroom, 3.00 Bathroom, 2,581 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Join us for an exclusive open house event this Saturday, May 25th, from 2 to 4 PM, and immerse yourself in the luxury of this executive townhome boasting over 2500 sqft above grade. Nestled in the heart of Garrison Woods, this property epitomizes refined living, seamlessly blending sophistication with comfort. This stunning townhome with an enviable position as an updated end unit just steps away from Flanders Park. Welcomed by a stylishly illuminated entryway, you'll immediately appreciate the thoughtful design of this dream floorplan. The entry level greets you with a spacious family room and two generously sized bedrooms, complemented by a renovated bathroom. Flooded with natural light, the main level showcases a spacious living room complimented with a cozy fireplace perfect for both intimate gatherings and entertaining. A separate dining space provides ample room for family meals and celebrations. The well-appointed kitchen, adorned in crisp white finishes, features an eat-in breakfast nook surrounded by windows and a convenient pantry for extra storage. Ascend to the upper level, where the entire floor serves as a luxurious owner's retreat. Discover an ensuite oasis with spa-like features, including new floor tiles, a Kohler toilet, Delta faucets, mirrors, and a vanity. A walk-in closet offers ample storage space for your wardrobe essentials. The fully developed lower level offers additional living space with a second fireplace in the recreation room, another



renovated bathroom, an extra bedroom. Additionally, ample storage space is available, including a separate storage room and within the utility room. A/C units are allowed with board approval. Completing the property is a double oversized garage (21'6x 21'4), ensuring comfort and convenience for your lifestyle needs. Conveniently situated in close proximity to some of Calgary's finest public and private schools, including Master's Academy, Rundle Academy, Dr. Oakley School, Altadore School, and Lycee International de Calgary French School. Enjoy swift access to Crowchild Trail for effortless commuting. Within walking distance, explore the vibrant culinary scene of Marda Loop, boasting numerous restaurants, bistros, and coffee shops. Public transit options are also easily accessible. Nearby amenities include the Glenmore swimming pool, new Fieldhouse, Lakeview golf course, Biking Velodrome, Sandy Beach, Tennis Academy, The Military Museum, Flames Community Arenas, and the scenic Elbow River Pathways. Opportunities for homeownership as exceptional as this are seldom found.

Built in 2004

Essential Information

MLS® #	A2134723
Price	\$849,900
Sold Price	\$910,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,581
Acres	0.00
Year Built	2004
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	239 Ypres Green Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6M4

Amenities

Amenities	Parking, Playground
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Recreation Room
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 31st, 2024
Days on Market	8
Zoning	M-CG d39
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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