



GRASSROOTS
REALTY GROUP

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24 Ypres Mews SW
Calgary, Alberta

MLS # A2264532



\$998,000

Division:	Garrison Woods		
Type:	Residential/Triplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,628 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

One-of-a-Kind Townhouse in Garrison Woods & No Condo Fees! Price just reduced. 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 living room has dark 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 17x17 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 closet, 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.