

# \$713,000 - 42 Ypres Green Sw, Calgary

MLS® #A2252885

**\$713,000**

2 Bedroom, 4.00 Bathroom, 1,161 sqft

Residential on 0.07 Acres

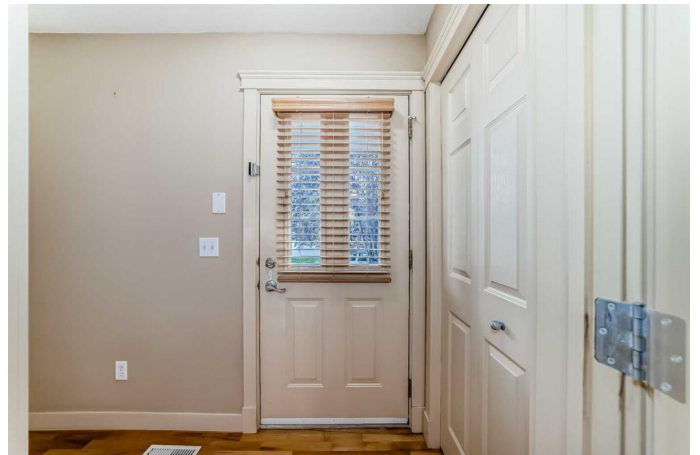
Garrison Woods, Calgary, Alberta

**\*\*Price reduced 5K. 3 New windows facing at the front were just installed\*\*** Welcome to this beautiful 2 storey, 2 bedrooms, both with walk-in-closet and ensuite bathroom fully finished home in Garrison Woods. Located close to the French school and a short walk to shopping or public transport. The exterior features poured sidewalks in the front and extensive custom decking in the back yard leading to the double garage. Natural hardwood flooring all through the main floor. Kitchen is highlighted by maple colour cabinets, stainless steel appliances and a gas fireplace in living room. The upper floor has two generous bedrooms, each with walk in closets and ensuite bathrooms. The lower level has a 3 pieces bathroom and huge family room, currently used as the home office with the remainder of the lower level could be used as an exercise area, a TV or recreation room. Well kept and neat as a pin this is a true pride of ownership home.

Built in 2004

## Essential Information

MLS® #	A2252885
Price	\$713,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,161
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	42 Ypres Green Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6M1

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Rear Drive
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Irregular Lot, Low Maintenance Landscape, Street Lighting, Brush
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 30th, 2025
Days on Market	43
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bravo Realty
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