113 Ypres Green SW

Calgary | Active | MLS® A2323191

$1,449,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**2,238 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

Welcome to 113 Ypres Green SW, a beautifully updated family home in the heart of Garrison Woods, one of Calgary's most desirable inner-city communities. Set on a charming tree-lined street, this residence blends timeless character, thoughtful renovations and exceptional access to parks, schools, shopping and the vibrant Marda Loop district.

Offering 2,238 sq. ft. above grade plus a fully developed lower level, the home features 4 bedrooms, 3.5 bathrooms, two gas fireplaces, central air conditioning and a detached double garage.

Inside, warm hardwood flooring, high ceilings and abundant natural light create an inviting, refined atmosphere. The spacious living room is anchored by a gas fireplace and flows naturally into the dining area, making the main floor ideal for relaxed family living and elegant entertaining.

The beautifully renovated white kitchen is the heart of the home, featuring quartz countertops, a large centre island, extensive cabinetry, gas cooking, stainless steel appliances, wine refrigerator, recessed lighting and sophisticated brass accents. A main-floor laundry room and powder room add everyday convenience.

Upstairs, the spacious primary suite offers a large walk-in closet and impressive five-piece ensuite. Two additional bedrooms, a full bathroom and a versatile bonus room provide flexibility for families, a home office or quiet retreat.

The fully developed lower level adds valuable living space with a large recreation and games room, second gas fireplace, additional bedroom and three-piece bathroom, ideal for guests, teenagers, fitness or media space.

Outside, enjoy a private fenced and treed yard with deck and patio areas, irrigation, rear-lane access and a heated double detached garage with ProSlat storage. Smart-home features, wired sound and data, central air conditioning and excellent storage complete the package.

Garrison Woods is loved for its mature streetscapes, classic architecture and strong sense of community. Parks, playgrounds, schools, walking and biking paths and everyday amenities are all close at hand.

Just minutes away, Marda Loop offers an outstanding mix of restaurants, cafés, boutiques, fitness studios and local services, creating one of southwest Calgary's most appealing lifestyle destinations.

This is a rare opportunity to enjoy a beautifully finished detached home in an established neighbourhood that combines character, walkability, convenience and an exceptional Calgary lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323191

Bedrooms	4
Bathrooms	4
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,238 sq. ft.
Main Level Finished Area:	1,143 sq. ft.
Upper Level Finished Area:	1,095 sq. ft.
Below Grade Finished Area:	1,046 sq. ft.
Acreage:	No
Lot Area:	3,961 sq. ft.
Lot Frontage:	36'3"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0213922
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air, Sep. HVAC Units
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Mantle, Raised Hearth, Recreation Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Garrison Woods
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Washer, Water Softener, Wine Refrigerator
Inclusions:	Pro-slat garage storage system, garage heater.

Restrictions:	Easement Registered On Title
Main Floor	Living Room · 18'1" × 16' ·
Main Floor	Dining Room · 16'6" × 12'2" ·
Main Floor	Kitchen · 16' × 8'11" ·
Main Floor	Breakfast Nook · 10'1" × 6' ·
Main Floor	Laundry · 8'8" × 5'7" ·
Upper Level	Bonus Room · 16'7" × 9'1" ·
Upper Level	Bedroom - Primary · 16'2" × 13'11" ·
Upper Level	Walk-In Closet · 8'10" × 7'1" ·
Upper Level	Bedroom · 11'1" × 10'1" ·
Upper Level	Bedroom · 12'8" × 10'3" ·
Lower Level	Game Room · 25'9" × 15'10" ·
Lower Level	Bedroom · 14'2" × 9'11" ·
Lower Level	Furnace/Utility Room · 17'10" × 14'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Exterior Features:	Private Yard, Rain Gutters
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-ypres-green-sw-calgary-a2323191/

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