78 Ypres Green SW

Calgary | Active | MLS® A2342880

$819,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**1,808.72 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

Welcome to Garrison Woods, where mature trees, quiet streets, and an exceptional inner city location create a setting buyers love. This beautifully maintained 2 storey home offers over 2,600 sq ft of developed living space, 4 bedrooms, 3.5 bathrooms, a finished basement, and a private yard with no neighbours behind. The main floor feels warm and inviting with hardwood flooring, high ceilings, and a spacious living room anchored by a gas fireplace. The kitchen features quartz countertops, a gas range, a large island with breakfast bar, pantry storage, and plenty of space for everyday cooking or hosting. A dedicated main floor office adds valuable flexibility, while main floor laundry keeps day to day living simple. Upstairs, the spacious primary bedroom includes a walk in closet and a well appointed ensuite with a soaking tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The finished basement adds a large game room, fourth bedroom, full bathroom, bar area, and extra storage, making it a great space for guests, teens, hobbies, or movie nights. Outside, enjoy a landscaped yard with mature trees, a patio, BBQ gas line, garden space, and a detached double garage. Located minutes from Marda Loop, Sandy Beach, Mount Royal University, parks, pathways, shops, restaurants, and downtown Calgary, this home delivers comfort, convenience, and community in one thoughtful package. Schedule your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342880
Bedrooms	4
Bathrooms	4
Year Built	2004
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:	1,808.72 sq. ft.

Main Level Finished Area:	916.77 sq. ft.
Below Grade Finished Area:	877.59 sq. ft.
Acreage:	No
Lot Area:	3,681 sq. ft.
Lot Frontage:	30'10"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2004 (Age: 22)
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:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Shingle Siding, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Garrison Woods
Appliances:	None
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Foyer · 10'1" × 5'5" ·
Main Floor	Kitchen · 15' × 8'4" ·
Main Floor	Living Room · 18'11" × 17'4" ·
Main Floor	Office · 13' × 12' ·
Upper Level	Bedroom - Primary · 17'2" × 13'4" ·
Upper Level	Walk-In Closet · 8'8" × 6'9" ·
Upper Level	Bedroom · 11' × 9'11" ·
Upper Level	Bedroom · 12'9" × 12'2" ·
Basement	Bedroom · 14'1" × 11'9" ·
Basement	Game Room · 17'8" × 11'3" ·
Basement	Storage · 8'10" × 4'2" ·
Basement	Storage · 10' × 6'10" ·

Basement	Furnace/Utility Room · 9'9" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Exterior Features:	BBQ gas line, Garden, Permeable Paving
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Paved, Treed
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/78-ypres-green-sw-calgary-a2342880/

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