



GRASSROOTS
REALTY GROUP

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24 Ypres Mews SW
Calgary, Alberta

MLS # A2309959



\$924,000

Division:	Garrison Woods		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,493 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Built-In Oven, Central Air Conditioner, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Washer, Water Purifier, Window Coverings, Wine Refrigerator, Exterior Window Shutters.

Welcome to this extraordinary park facing 3 storey executive townhouse in the heart of highly sought after Garrison Woods, offering over 3,118 sq.ft. of refined living space, 3 Bedrooms, 4.5 Bathrooms along with a massive loft on the 3rd floor. Rarely does a home of this calibre and character become available. Perfectly positioned facing a quiet green space, this meticulously upgraded home features a charming front veranda, upper park view balcony, and an exceptional blend of luxury finishes and timeless craftsmanship throughout. Over \$500,000 has been invested into the property over the years, showcasing an extraordinary level of detail and customization rarely found in the market. The open concept main floor showcases 9' ceilings, rich hardwood flooring, a marble faced gas fireplace, and a chef inspired kitchen complete with a gas cooktop, built in oven & microwave, newer French door refrigerator, waterfall marble island detail, corner pantry, and extensive pull out cabinetry. The second level offers three spacious bedrooms including an impressive primary retreat with private balcony access, custom walk in closet built ins, and a lavish spa inspired ensuite wrapped in Carrera marble with jetted tub and extensive custom detailing. Two additional oversized bedrooms feature newer premium carpet and underlay, while the convenient upper laundry room includes newer front load washer/dryer and built in storage. The third floor is truly one of a kind, an architecturally distinctive Egyptian inspired flex space featuring custom built ins, dormer windows, marble finished bathroom, and built in desk area. Ideal as a bonus room, executive office, guest retreat, fourth bedroom, or even an additional primary suite. The fully developed basement is equally impressive with reclaimed fir wood from a historic grain elevator, custom built ins, hidden storage room, walk in

closet, and an incredible 10 foot steam shower creating a true spa experience. Additional upgrades include air conditioning, advanced air circulation system, alarm system, security roll shutters for added peace of mind, newer furnace and hot water tank (2024), plus newer refrigerator, washer, and dryer (2025). The oversized double attached garage is insulated and uniquely finished with tiled flooring, custom accents, and hot/cold water access. Adding to the appeal, this property offers NO condo fees and NO condo board restrictions, a rare opportunity for inner city living without monthly condo costs or management limitations. Exterior maintenance is minimal with no grass to cut, while the entire triplex recently received a new hail resistant roof. Located just steps from Marda Loop amenities, parks, restaurants, schools, and major access routes including Crowchild Trail, this home offers a rare opportunity to own a substantially upgraded executive property in one of Calgary's most desirable inner city communities. A truly unmatched combination of size, craftsmanship, privacy, and value.