

$ 599,900.00

# 191 YPRES GREEN SW CALGARY

https://paulbrinton.com

- 4 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

Enjoy the 2650+ square feet of living on all 4 levels in this beautiful Brownstone Townhouse just a block away from Flanders Park and Playground. Just minutes to downtown and all the wonderful shops of Marda Loop. Enter your parking garage at the rear of the property which has been...

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1140623

**Type:** Row/Townhouse

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-06 10:08:10

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Lot size:** 2200 sq ft

**Year built:** 2004

**Parking:** Double Garage Detached, Garage Faces Rear, Insulated, On Street, Secured, Side By Side, Workshop in Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Parking,Trash,Visitor Parking

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Partial

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Brick Facing,Gas,Living Room,Mantle,Masonry,Zero Clearance

**Exterior Features:** Barbecue,Rain Gutters,Storage

**District:** CAL Zone CC

**Cooling:** Central Air

**Interior Features:** Ceiling Fan(s),Closet Organizers,Crown Molding,Dry Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

**Lot Features:** Back Lane,Back Yard,City Lot,Cul-De-Sac,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Native Plants,Yard Lights,Paved,Rectangular Lot,Zero Lot Line

**Roof Type:** Asphalt Shingle

**Heating Type:** Central,High Efficiency,Fireplace(s),Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Three Or More

**Laundry features:** Laundry Room, Upper Level

**Zoning:** M-CG d39

**Transaction Type:** For Sale

**List Price Square Foot:** $ 323.67

**Title Land:** Fee Simple

**Photo Count:** 24

**Rooms Above Grade:** 5

**Unit Exposure:** S

**Construction Materials:** Brick,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 6.10M 20`0"

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Washer,Window Coverings

**Living Area SF:** 1977.00

**Subdivision Name:** Garrison Woods

**Structure Type:** Five Plus

**Lot Size Acres:** 0.05

**Outbuildings:** None

**Restrictions:** None Known