

\$514,900 - 185 Yorkville Avenue Sw, Calgary

MLS® #A2083661

\$514,900

3 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.05 Acres

Yorkville, Calgary, Alberta

Welcome to the NO CONDO FEE Ripley End Unit in the heart of the newly developed and highly sought-after Yorkville community. This 3 BED, 2.5 BATH + BONUS ROOM townhome features an ATTACHED 2-CAR GARAGE, \$15,000 in UPGRADES and builder measurements of 1,460 sqft. This home is sure to make an incomparable investment as it also comes with the 10-YEAR ALBERTA NEW HOME WARRANTY. The bright main floor boasts modern and durable luxury vinyl plank flooring, ideal for families and pet owners. Its seamless flow creates a sense of continuity from one area to the next. The kitchen is a culinary delight, with gleaming white, soft-close, cabinetry, easy-to-maintain quartz countertops, and modern stainless-steel appliances. The kitchen island offers a gathering place with bar seating for all to enjoy. The upgraded French door refrigerator with icemaker ensures your kitchen is as functional as it is beautiful. The cozy family room provides ample space for a sectional sofa and a large-screen television. A powder room is also conveniently located on the first floor, right off the attached, two-car garage. Upstairs, discover a generously sized bonus room, ideal for a home office, playroom, or additional living space. The primary bedroom, complete with its ensuite bathroom and a spacious walk-in closet, is tucked away from the other two bedrooms for the utmost privacy. Both upstairs 4-piece bathrooms feature modern quartz countertops and floor-to-ceiling



tiles around the soaker baths. The laundry room is also conveniently located upstairs. The sellers have thoughtfully added the washer and dryer as well as window coverings throughout to create a turn-key property. A bathroom rough-in has also been added for future basement development. This wonderful home has a nice side yard, perfect for playing, gardening or just soaking in the sun. Walking distance to the Yorkstone Playground and minutes away from shopping, restaurants, and schools, the Somerset C-train station is also less than 10 minutes away. Don't miss the chance to make this gem your home. Contact your favorite realtor today to book a showing and experience everything this townhome has to offer!

Built in 2022

Essential Information

MLS® #	A2083661
Price	\$514,900
Sold Price	\$512,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,392
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	185 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2K 4K4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Asphalt, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 19th, 2023
Days on Market	8
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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