

\$500,000 - 149 Yorkville Avenue Sw, Calgary

MLS® #A2095008

\$500,000

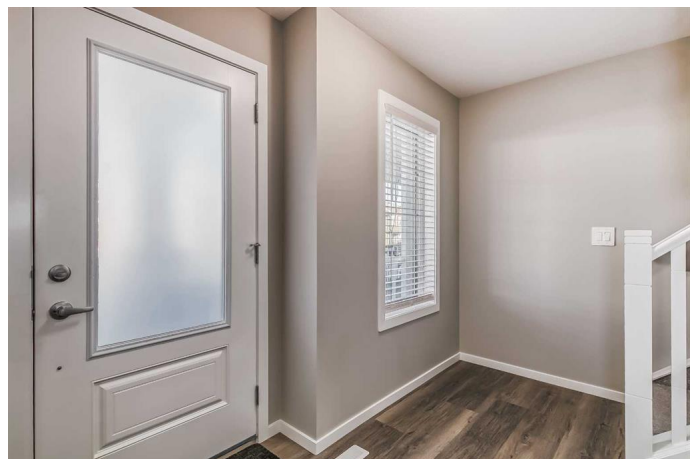
3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

END UNIT TOWNHOME WITH NO CONDO FEES! 1400+ SQ FT | 3 BEDS | 3 BATHS | DOUBLE ATTACHED GARAGE. Nestled in the family-friendly community of Yorkville. As you step inside, you are greeted by an inviting, sun-drenched open-concept main floor, seamlessly blending the dining area and kitchen. Hosting family and friends is effortless, with the living room thoughtfully situated just off the kitchen. \$20,000 in UPGRADES - Dishwasher, Fridge, Stove, luxury Vinyl flooring, carpeting, lighting, outside gas line for Barbeque, smart thermostat, Blinds. The kitchen itself showcases a timeless transitional design, highlighted by a generous island perfect for casual dining, quartz countertops and a gleaming stainless steel appliance package. Moving upstairs you are greeted with an oversized bonus room, perfect for relaxing and winding down with the family. The primary bedroom features a modern colour palette, a 4-piece bathroom, and a spacious walk-in closet. The untouched basement is a blank canvas awaiting your creative touch, with rough-ins for plumbing, giving you the opportunity to design your dream space. This stunning residence offers not only a comfortable place to call home but also a fantastic location. It also comes with the 9-YEAR ALBERTA NEW HOME WARRANTY.

You will be within walking distance of playgrounds, schools, restaurants, shops, a serene pond with trails, and a vibrant



community skate park. Secure your private viewing before this exceptional opportunity slips away!

Built in 2023

Essential Information

MLS® #	A2095008
Price	\$500,000
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	149 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
Date Sold	December 1st, 2023
Days on Market	3
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
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