

\$549,900 - 121 Yorkville Avenue Sw, Calgary

MLS® #A2109809

\$549,900

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

Welcome to your slice of paradise in Southwest Calgary, where the beauty of nature meets the convenience of modern living. Nestled on a peaceful corner lot, this exquisite home offers breathtaking panoramic views of the scenic landscape that defines this sought-after neighborhood.

Immerse yourself in the tranquil surroundings and explore the abundance of nearby parks and trails, perfect for outdoor enthusiasts and nature lovers alike. With every amenity at your fingertips, including a strip mall and grocery stores within walking distance, convenience has never been more accessible.

Say goodbye to condo fees and hello to freedom – this single-family retreat offers all the perks of homeownership without the added expense. Step inside and be greeted by the warmth of natural light pouring in through triple-pane windows, illuminating the spacious family room where memories are waiting to be made.

The heart of this home is the highly upgraded kitchen, complete with top-of-the-line appliances that cater to even the most discerning chef. And when it's time to unwind, step outside onto the inviting porch, where you can savor a cup of coffee in the morning or host a barbecue with friends and family against the backdrop of stunning sunsets.



With a double car garage providing ample parking and storage space, you'll have room for all of life's adventures. But the perks don't end there – this home also offers the option for a basement gym, perfect for those looking to prioritize health and wellness without ever leaving the comfort of home.

Don't miss your chance to experience the epitome of Southwest Calgary living. Schedule your showing today and discover the perfect blend of natural beauty, convenience, and luxury that awaits within these walls.

Built in 2023

Essential Information

MLS® #	A2109809
Price	\$549,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	121 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4K3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Breakfast Bar, Chandelier, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 26th, 2024
Days on Market	3
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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