

\$539,000 - 277 Yorkville Manor Sw, Calgary

MLS® #A2150987

\$539,000

2 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

Welcome to your new home in the heart of the desirable Yorkville Community in Southwest Calgary. This beautiful end unit townhouse offers an unparalleled blend of comfort, convenience, and style, with Central AC to keep you cool during the summer month, with the added benefit of NO CONDO FEES! 2 bedrooms, 2.5 bathrooms and 1,379 sq. ft. of tasteful decorated space. As you approach the house, you are greeted with a delightful railed front porch inviting you home and drawing you into the beautiful open concept main floor. Large windows in the living room provide tons of natural light. Kitchen is designed with modern white and navy cabinetry, stainless steel appliances, white quartz counter tops, attractive tiled backsplash plus an island/breakfast bar. The dining area also benefits from another large west-facing window adding to the grandness of the whole main floor. Carpeted stairs bring you to a well-lit second level with a bonus area whip can be used as an entertainment zone or home office. The primary bedroom appears even larger again due to the plentiful windows plus it has its own 4 piece modern ensuite and a spacious walk-in closet. the second bedroom shares access to a main 4 piece bath and a well-situated laundry room. The second floor railed balcony is accessed from the bonus area, has a bbq hookup and is a lovely place for entertaining or just enjoying nature and the neighbourhood. The basement is undeveloped with roughed in plumbing and provides further



277 Yorkville Manor SW, Calgary, AB

Main Floor Exterior Area 588.75 sq ft
Excluded Area 420.13 sq ft



0 4 8 ft

PREPARED: 2024/07/20

White regions are excluded from total floor area in EXTERIOR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

options for development. A double attached garage is accessible from the paved back lane. This home is close to Stoney and Deerfoot Trails, Macleod Trail. Quick access to Shawnessy Plaza for shopping, numerous playgrounds and a nearby walking path. Newly constructed in 2019, with upgraded lighting, central air conditioning and painted in neutral colours. Call today and set up an appointment for your personal tour!

Built in 2019

Essential Information

MLS® #	A2150987
Price	\$539,000
Sold Price	\$535,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	277 Yorkville Manor Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J8

Amenities

Parking Spaces	2
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Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Lawn, Street Lighting, Paved
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	September 11th, 2024
Days on Market	50
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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