

\$515,000 - 63 Yorkville Avenue Sw, Calgary

MLS® #A2151469

\$515,000

3 Bedroom, 3.00 Bathroom, 1,298 sqft
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

[No Condo Fee Townhouse] Welcome to your dream home in the heart of Yorkville, one of Calgary's newest and vibrant southwest neighborhoods. This stunning townhouse boasts 3 spacious bedrooms and 2.5 bathrooms, perfect for families of all sizes. Step inside to discover a modern design that seamlessly combines the living room, dining room, and kitchen into a cohesive, open layout. The functional kitchen features sleek countertops, stainless steel appliances, and ample cabinetry. The south-facing balcony deck is large and extends your living space outdoors, ideal for entertaining or enjoying quiet evenings.

One of the best selling features of this property is that it comes with no condo fees. Enjoy the benefits of townhouse living without the extra monthly expense, giving you more financial flexibility and control over your home. This means more savings and more freedom to personalize your space as you see fit. You also won't have to worry about pet approval processes either. This home welcomes your furry friends with open arms, making it the perfect choice for pet lovers. The double attached garage provides ample parking and storage, while the unfinished basement offers endless potential for customization to suit your needs. Yorkville is a fantastic community with scenic pathways, abundant amenities, and easy access to Stoney Trail for convenient commuting. You'll also be near popular spots



like Fish Creek Park and Sikome Lake, making outdoor recreation just a short drive away. Don't miss out on this incredible opportunity to live in a beautiful, modern home with no condo fees in one of Calgary's most desirable new areas!

Built in 2019

Essential Information

MLS® #	A2151469
Price	\$515,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	63 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, See Remarks, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 9th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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