

\$519,900 - 85 Yorkville Boulevard Sw, Calgary

MLS® #A2163002

\$519,900

3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

NEW PRICE!!Attention! First time Home Buyers, Investors!!. 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 months, with the added benefit of NO CONDO FEES! . Nestled in a serene neighborhood, this townhouse boasts a prime location facing a picturesque playground, perfect for families and outdoor enthusiasts. Step into a warm and welcoming front porch, the ideal spot for morning coffee or evening relaxation. The main floor features Luxury Vinyl plank Flooring throughout, a bright and spacious living room, perfect for entertaining or cozy family nights. The adjoining dining area flows seamlessly into a modern kitchen with Center Island, QUARTZ Countertops and Upgraded KITCHEN AID Stainless Steel Appliances. A convenient 2-piece bathroom completes this level. Enjoy the convenience of an attached double car garage, offering ample parking and additional storage space. The garage is already wired for EV charger.

Upstairs, you'll find a luxurious master bedroom with a private 4pc En-suite bathroom, providing a perfect retreat at the end of the day. A BONUS ROOM offers versatile space for a home office, playroom, or additional living area. The laundry room is ideally located on



this floor, along with two more generously sized bedrooms and another stylish 4-pc bathroom. The unfinished basement awaits your personal touch, offering endless possibilities for customization to suit your needs.

Don't miss the opportunity to make this charming townhouse your new home. With its excellent location, thoughtful layout, and family-friendly features, it promises a lifestyle of comfort and convenience. Contact your favorite Realtor today to schedule a viewing and see all that this wonderful property has to offer!

Built in 2021

Essential Information

MLS® #	A2163002
Price	\$519,900
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	85 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K2

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Humidity Control, Natural Gas, Central, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 10th, 2024
Days on Market	36
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.