

\$529,900 - 116 Yorkville Avenue Sw, Calgary

MLS® #A2164706

\$529,900

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

Welcome to your new home in Yorkville – a perfect blend of comfort, style, and convenience! This beautiful END-UNIT townhouse in the vibrant Yorkville Community of Southwest Calgary offers modern living without compromise. Built in 2019 with NO CONDO FEES, it features 2 spacious bedrooms, 2.5 bathrooms, and 1,371 sq. ft. of well-designed space. Thoughtfully upgraded throughout and lovingly maintained by its original owner, it's in mint condition, with plenty of NATURAL LIGHT from extra windows and fewer shared walls. Not your typical stacked townhome - with NO NEIGHBOURS above or below, ensuring privacy and tranquillity – this is a rare find! Step onto the welcoming front porch and into an open-concept main floor filled with natural light. The living room flows into a modern kitchen featuring sleek, FLOOR-TO-CEILING cabinetry, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and an island breakfast bar – perfect for casual meals or entertaining. Upstairs, a versatile BONUS ROOM awaits – ideal for a home office or relaxation spot. The primary bedroom boasts ample windows, a 4-piece ensuite, and a spacious WALK-IN CLOSET, while the second bedroom enjoys easy access to another 4-piece bath and a convenient laundry room. Step out onto your private second-floor BALCONY with a BBQ hookup, perfect for enjoying the outdoors. The untouched basement, with rough-ins for plumbing, is a



blank canvas ready for your ideas – whether it’s a home gym, theatre room, or guest suite. The DOUBLE ATTACHED GARAGE, accessible from a paved back lane, provides added convenience and security. Located near Stoney, Deerfoot, and Macleod Trails, this home offers quick access to Shawnessy Plaza, schools, parks, and walking trails. You’ll also be within walking distance of playgrounds, restaurants, shops, a serene pond with trails, and a vibrant community skate park. Move-in ready with fresh neutral tones, this home is waiting for you. Don’t miss out on this exceptional opportunity – call today to schedule your private viewing!

Built in 2019

Essential Information

MLS® #	A2164706
Price	\$529,900
Sold Price	\$522,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	116 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4J5

Amenities

Parking Spaces 4

Parking Additional Parking, Double Garage Attached, Oversized

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bar, Bathroom Rough-in, Breakfast Bar

Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Electric Range, Microwave Hood Fan

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony, BBQ gas line, Playground, Private Entrance, Storage, Barbecue, Lighting, Rain Gutters

Lot Description Back Lane, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Private, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2024

Date Sold September 30th, 2024

Days on Market 20

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office Town Residential

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