

\$525,000 - 31 Yorkville Avenue Sw, Calgary

MLS® #A2211253

\$525,000

3 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.03 Acres

Yorkville, Calgary, Alberta

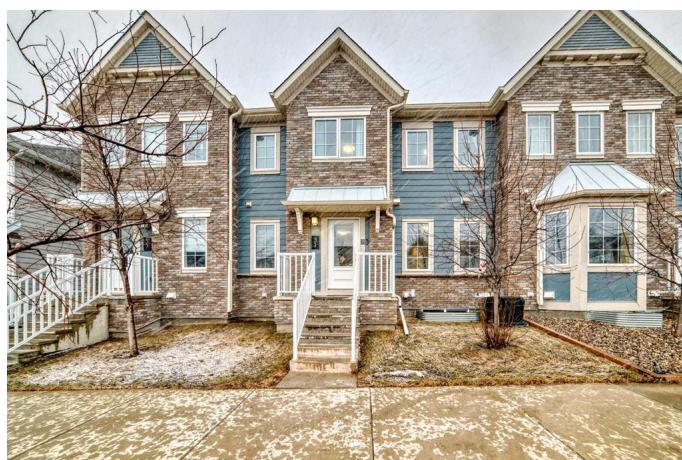
PRICE REDUCTION!!!! This beautiful townhouse in the vibrant community of Yorkville offers a modern lifestyle with no condo fees! As you enter, you'll be greeted by a stunning main level featuring a contemporary kitchen equipped with a stylish chimney hood fan, stainless steel appliances, a gas stove, and elegant quartz countertops, complemented by an upgraded sink. The luxurious LVP flooring adds to the home's charm. Moving to the upper floor, you'll discover a spacious bonus room that provides access to your own private balcony, perfect for relaxing or entertaining. The master bedroom boasts a generous size and includes a 4-piece ensuite bathroom for added convenience. There are also two additional well-sized bedrooms and another 4-piece bathroom on this level, along with a laundry area for ease of use. To keep you comfortable during the summer months, the townhouse is equipped with **CENTRALIZED AIR CONDITIONING**, and a **WATER SOFTENER** ensures quality water throughout the home. Closer to Bus stop. Don't miss out on this incredible opportunity to own a modern townhouse in a thriving community!

Built in 2019

Essential Information

MLS® # A2211253

Price \$525,000



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,467 |
| Acres | 0.03 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 31 Yorkville Avenue Sw |
| Subdivision | Yorkville |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4K3 |

Amenities

| | |
|----------------|--------------------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|-------------------|
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 17 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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