\$549,000 - 264 Yorkville Avenue Sw, Calgary

MLS® #A2212798

\$549,000

3 Bedroom, 3.00 Bathroom, 1,496 sqft Residential on 0.06 Acres

Yorkville, Calgary, Alberta

Modern 3-Bedroom Townhouse in Yorkville â€" No Condo Fees! Welcome to this beautifully maintained 3-bedroom, 2.5 - bath townhouse with finished basement nestled in the heart of Yorkville located across the playground. Offering plenty of space, modern comfort, and no condo fees, this is a home that truly stands out. Step inside to discover a bright and open layout featuring a modern kitchen with brand new gas stove, cozy living space, and thoughtful design throughout. Enjoy warm summer days or relaxing evenings on your huge private balcony, perfect for entertaining or just unwinding. The home also includes an attached painted double garage with hot cold hose bib for extra convenience, central air conditioning, and plenty of storage space to meet your everyday needs. On demand transit facility available. Located close to parks, schools, shopping, Costco, Bridlewood C-train station, and quick access to major roadways, this home is ideal for families or professionals looking for low-maintenance living in a vibrant neighborhood.

Built in 2022

Essential Information

MLS® # A2212798 Price \$549,000

Bedrooms 3

Bathrooms 3.00







Full Baths 2
Half Baths 1

Square Footage 1,496 Acres 0.06 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 264 Yorkville Avenue Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4J9

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony
Lot Description Back Lane

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025

Days on Market 17
Zoning DC

Listing Details

Listing Office Real Broker

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