



GRASSROOTS
REALTY GROUP

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299 Yorkville Avenue SW
Calgary, Alberta

MLS # A2221106



\$528,990

| | | | |
|-----------|------------------------|--------|------------------|
| Division: | Yorkville | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,489 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|-------------|--------------------------------|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: 8 Solar Panels

The Ripley End's large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This open concept living space creates the ultimate entertaining and family environment. A stunning kitchen with an island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a walk-in closet and an ensuite. Photos are representative.