



**GRASSROOTS**  
REALTY GROUP

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**145 Yorkville Boulevard SW**  
**Calgary, Alberta**

**MLS # A2244444**



**\$510,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** bar stools in basement

NO CONDO FEE'S!! Discover this stunning 3-bedroom, 2.5-bathroom townhome in Calgary's sought-after Yorkville community. Nestled directly across from a scenic park, this home offers tranquil views and effortless access to outdoor activities. Step inside to a modern, open-concept layout featuring a chef-inspired kitchen with quartz countertops, stainless steel appliances, and abundant storage—perfect for both everyday living and entertaining. The durable luxury vinyl plank flooring throughout adds a touch of elegance while ensuring practicality. Enjoy your morning coffee or unwind on the spacious balcony off the main living area. The upper level is designed for convenience, boasting a dedicated laundry room and well-appointed bedrooms. The double attached garage provides ample space for vehicles and storage, while the undeveloped basement offers endless possibilities for customization, whether you envision a home gym, media room, or additional storage. This contemporary home is perfect for families or professionals seeking a peaceful community with modern amenities. Don't miss the opportunity to make this Yorkville gem your own. Contact us today to book your private showing!