



GRASSROOTS
REALTY GROUP

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125 Yorkville Avenue SW
Calgary, Alberta

MLS # A2246671



\$519,900

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Lawn, Level, Street Lighting, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Open house on Saturday, August 16, 2-4pm and Sunday, August 17, 11am-1pm Step into this bright and charming Yorkville townhome, perfectly designed for modern living. The immaculate living room offers a warm, inviting space for relaxing or entertaining. The upgraded, crisp white kitchen features gleaming quartz countertops, stainless steel appliances, and plenty of storage for all your culinary needs. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a private 3-piece ensuite, plus a stylish 4-piece main bath and convenient laundry room. The south-facing balcony above the attached double garage is the perfect spot to soak up the sun and enjoy your morning coffee, or those warm summer evenings. Upgraded with high-end shutters on the interior, and Hardie Board Siding on the exterior! The undeveloped basement awaits your personal touch, offering endless possibilities. Ideally located in the growing Yorkville community, this home blends comfort, style, and potential in one perfect package.