



GRASSROOTS
REALTY GROUP

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153 Yorkville Avenue SW
Calgary, Alberta

MLS # A2255694



\$499,900

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

This is your chance to make your home in the vibrant Southwest Calgary community of Yorkville in this fantastic townhome from Mattamy Homes. With no monthly maintenance fees, this lovely two storey end unit has vinyl plank floors & granite counters, 3 bedrooms + bonus room, 2.5 bathrooms & attached 2 car garage. Bright & airy floorplan featuring open concept dining area with windows on 2 sides, inviting living room & maple kitchen with granite counters & centre island, pantry & Samsung stainless steel appliances. Head on upstairs to 3 great-sized bedrooms & 2 full baths, with a bonus room area in between. The primary bedroom has a walk-in closet & its own private ensuite. The unspoiled lower level offers tremendous potential for future development…perfect space for another bedroom, rec room & bathroom. Additional features include the 2nd floor laundry room with Samsung washer & dryer, hot/cold water taps in the garage, covered front porch & durable Hardie Board exterior. A park & stormwater pond with winding trails are both within walking distance, & the Yorkville Park with its playground & skate park is just minutes away. Quick access to both 194 Avenue & Sheriff King Street means you are only a short drive to area shopping & Spruce Meadows, & Stoney & MacLeod Trails are a short hop, skip & away so you are within easy reach to major retail centers & schools, Sikome Lake & Fish Creek Park, South Health Campus & downtown!