



**GRASSROOTS**  
REALTY GROUP

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**19627 Sheriff King Street SW  
Calgary, Alberta**

**MLS # A2262656**



**\$470,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Yorkville              |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,344 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot    |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Concrete, Mixed   | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** none

Not a condo townhouse in the SW community of Yorkville. 4-bedrooms and 3.5 bathrooms. The neighborhood is close to a lot of amenities and access transit to downtown. The unit has modern features and builders upgrades in the kitchen, bathrooms, living room and primary bedroom. And it comes with an over-sized two car attached garage.