



GRASSROOTS
REALTY GROUP

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48 YORKVILLE Avenue SW
Calgary, Alberta

MLS # A2266735



\$480,000

Division:	Yorkville		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Welcome to 48 Yorkville Avenue SW — a beautifully designed 2-bedroom, 3-bathroom end-unit townhome offering over 1,400 sqft of above-grade living space with absolutely NO CONDO FEES! This stylish home features dual primary suites, each with its own luxurious 5-piece ensuite, offering ultimate comfort and privacy. The open-concept main floor boasts a cozy fireplace in the living room, perfect for relaxing or entertaining. Upstairs, you'll find a versatile bonus room, ideal for a home office, media space, or playroom. Enjoy outdoor living with your own private balcony, and the convenience of a rear-attached garage. The home also includes 500+ sqft of undeveloped basement space, ready for your personal touch. Located in the welcoming community of Yorkville, close to parks, shopping, and major roadways — this is low-maintenance, modern living at its finest! Contact your Realtor