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48 YORKVILLE Avenue SW Calgary, Alberta

MLS # A2266735



\$495,000

Division:	Yorkville				
Type:	Residential/Other				
Style:	2 Storey				
Size:	1,404 sq.ft.	Age:	2019 (6 yrs old)		
Beds:	2	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.03 Acre				
Lot Feat:	Back Lane, Landscaped				

Forced Air	Water:	-
Carpet, Ceramic Tile, Vinyl	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full	LLD:	-
Composite Siding, Concrete, Vinyl Siding	Zoning:	DC
Poured Concrete, Wood	Utilities:	-
	Carpet, Ceramic Tile, Vinyl Asphalt Shingle	Carpet, Ceramic Tile, Vinyl Asphalt Shingle Full Composite Siding, Concrete, Vinyl Siding Carpet, Ceramic Tile, Vinyl Sewer: Condo Fee: LLD: Zoning:

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