



**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