



GRASSROOTS
REALTY GROUP

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109 Yorkville Boulevard SW
Calgary, Alberta

MLS # A2268753



\$509,900

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Artificial Turf + Tiles on Balcony		

Welcome to 109 Yorkville Blvd SW — a bright, modern, and well-maintained 3-bedroom, 2.5-bathroom NO-CONDO-FEE townhouse perfectly positioned directly across from Yorkville Park. Enjoy an unobstructed west-facing view with no neighbours in front, filling the home with natural light. The open main floor features a kitchen with white quartz countertops, a spacious island, stainless steel appliances, and a new faucet. The dining area fits a full-sized table, and the living room is enhanced by large west-facing windows. A mudroom, half bath, and double attached garage complete this level. AIR CONDITIONING added in 2025. Upstairs, the primary bedroom includes a walk-in closet, private balcony, and a beautifully upgraded 5-piece ensuite with double sinks, a 10mm glass shower, soaker tub, and water closet. Two additional generous bedrooms, a full bathroom, and upper laundry provide excellent functionality. The unfinished basement is ready for future development. Located in a fully developed, highly convenient pocket of Yorkville, this home offers quick access in and out of the community and is steps from Sobeys, the Silverado Shopping Centre, parks, playgrounds, and walking paths. Bright, clean, and move-in ready. Book your showing today!