

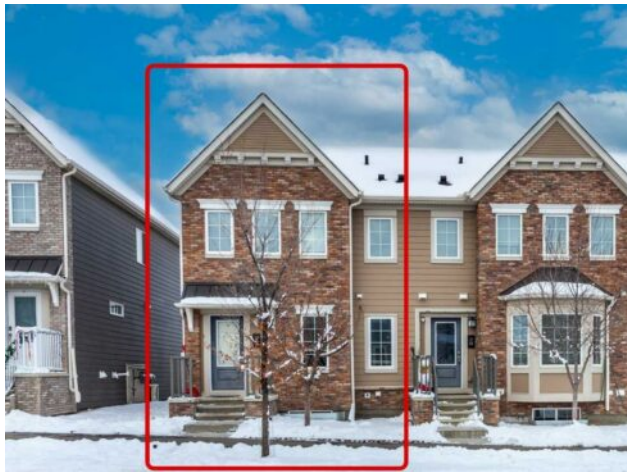


GRASSROOTS
REALTY GROUP

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32 Yorkville Avenue SW
Calgary, Alberta

MLS # A2272671



\$499,900

Division:	Yorkville		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	DC
Foundation:	Other	Utilities:	-

Features: Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: None

"OPEN HOUSE Sat and Sun between 12-3pm" Step into modern living with this beautifully designed NO CONDO FEE end-unit townhome, offering exceptional style, function, and value. With 3 bedrooms, 2.5 bathrooms, and over 1,408 sq. ft. of thoughtfully finished living space, this home stands out with its impressive curb appeal and premium interior upgrades. A bright, open-concept main floor welcomes you with a seamless flow between the kitchen, dining, and living areas—perfect for everyday living and effortless entertaining. The upgraded kitchen features: Full-height raised cabinets Stainless steel appliances Quartz countertops Large pantry closet Expansive counter space and storage The main level is finished with luxury vinyl plank flooring, additional pot lights, and a convenient 2-piece bathroom, plus direct access to the double attached garage. Upstairs offers a thoughtfully separated layout for privacy and comfort. The spacious primary bedroom includes a walk-in closet and a beautifully upgraded 3-piece ensuite with a large tiled walk-in shower. A central bonus room creates separation from the additional two bedrooms—ideal for families, guests, or a home office. A full laundry room and another 4-piece bathroom complete the upper level. Perfectly situated close to everything you need, this home offers unbeatable accessibility to: Somerset LRT Station Major commercial districts including IKEA, the Tsuut'sina Costco, Southcentre amenities South Health Campus Hospital Easy access to major roadways for quick commuting This exceptional property combines style, convenience, and tremendous long-term value—all without condo fees. Your perfect home awaits. Book your private showing today!