



**97 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2277782



\$489,000

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: No

NO CONDO FEES! Welcome to this beautiful End-Unit townhome in the flourishing community of Yorkville. Step inside and be greeted by the bright, open-concept main floor featuring a modern kitchen and a harmonious living room and dining area, with plenty of modern cabinets. The upgraded quartz countertops and stainless steel appliances make this kitchen a dream for the home chef. The upper level offers plenty of space with 3 good-sized bedrooms, a cozy family room, and a laundry room. A 5-piece en-suite bathroom and another 4-piece bathroom on this level provide great convenience to the family. With main windows facing either east or west, this house is completely cherished with refreshing morning sun and soothing afternoon light. A double attached garage is conveniently accessed from the back alley. A vibrant playground is located just across the road. Close to all amenities, shopping, parks, and restaurants, and quick access to the ring road and other major roadways. Book a showing today!