



GRASSROOTS
REALTY GROUP

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**51 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2278471



\$499,900

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to this beautifully located townhome in the desirable community of Yorkville, Calgary. This property offers exceptional convenience, just minutes from Costco, Somerset LRT Station, major supermarkets, and a fantastic shopping plaza, making everyday living easy and enjoyable. The home features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or professionals. Enjoy the convenience of parking for two vehicles, including a garage with a professionally finished epoxy-coated floor. The basement is undeveloped, providing a great opportunity for the new owner to design and build additional living space to their own taste and needs. Additional highlights include central air conditioning, ensuring comfort year-round. An excellent opportunity to own a well-located, well-maintained townhome in a growing community—don't miss out!