



GRASSROOTS
REALTY GROUP

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278 Yorkville Boulevard SW
Calgary, Alberta

MLS # A2280875



\$455,990

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,373 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

The Brooke's front porch and foyer invites into an open concept entertainer's dream. Host dinner parties in the dining area looking onto the stunning kitchen, with a quartz island and breakfast bar to gather around. A large living room gives you space to relax and unwind, while the mudroom keeps the clutter away and provides access to the double attached garage. On the upper floor you'll find a laundry room conveniently close to the bedrooms and main bath. Soak up the sun on your private balcony and enjoy your morning coffee before getting your day started. Decompress after a long day in the primary bedroom, with a walk-in closet and an ensuite. Enjoy no condo fees and 8 solar panels with this townhome. This home is estimated to be completed April 2026 *Photos are representative.