



**340 Yorkville Avenue SW
Calgary, Alberta**

MLS # A2286083



\$488,888

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Faces Rear, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Open House Saturday 14th, 2026. Stop scrolling. This is the one. Welcome to this 3-bedroom, 2.5-bath end-unit townhome in Yorkville SW, with NO condo fees and over 1,500 sq ft of smart, functional living space designed for real life. Let's talk layout. The open-concept main floor was built to host. A bright kitchen with white quartz countertops, stainless steel appliances, sleek track lighting, and a statement island that says, "pull up a chair and stay awhile." The dining area is elevated with a modern chandelier, and luxury vinyl plank flooring runs throughout, durable, stylish, and ready for whatever life throws at it. Upstairs? Exactly what buyers want. Three generously sized bedrooms. Two full baths. A bonus flex space perfect for a home office, kids' study zone, or cozy reading nook. The primary suite delivers with a spacious walk-in closet and private ensuite. And yes, upper-floor laundry for everyday convenience. The unfinished basement offers great space of future opportunity, complete with high ceilings and rough-in plumbing. Gym? Media room? A rear mudroom connects seamlessly to your full-sized double garage, because function matters. Location? Steps to transit and parks, Minutes to Stoney Trail. Quick access to major routes. Yorkville is one of Calgary's growing southwest communities, with future parks, playgrounds, retail, and pathways underway. Schools, groceries, restaurants, and Fish Creek Park are all within easy reach. End unit. No condo fees. Double garage. Sun-filled backyard. Future growth. Opportunities like this don't sit around. Book your showing today!