



**39 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2287544



\$480,000

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: na

Open House, March 22, 1- 3pm. Say hello to this beautifully maintained, like-new townhome with NO CONDO FEES in the growing community of Yorkville, just minutes from Spruce Meadows. The open-concept main floor features durable oak luxury vinyl plank flooring and a bright, spacious kitchen complete with quartz countertops, a large white island, subway tile backsplash, stainless steel appliances (including a new dishwasher), and warm oak cabinetry. The kitchen flows seamlessly into the dining and living areas, creating the perfect space for everyday living and entertaining. The home has been professionally painted throughout and features brand-new light beige carpet on the stairs and upper level. Upstairs offers three bedrooms, including a spacious primary retreat with a huge walk-in closet, a stunning 5-piece ensuite featuring Carrara tile, and a private balcony. Two additional bedrooms, a 4-piece bathroom with double sinks, and a convenient upper-level laundry room with Samsung washer and dryer complete the upper floor. Additional highlights include a double attached garage, keeping you warm and dry year-round. Ideally located across from a park and walking pathways surrounding the pond, and just minutes from Granary Road and a short 10-minute drive to the Shawnessy CTrain Station. This move-in-ready home is a fantastic opportunity for homeowners or investors in one of South Calgary's newest communities. Book your showing today!