



GRASSROOTS
REALTY GROUP

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**270 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2288794



\$477,990

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, Off Street, On Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Paved, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: Call Seller Directly

This townhouse has 3 spacious bedrooms, 2.5 bathrooms includes a primary suite with an oversized ensuite and private balcony – perfect for relaxing at the end of the day. The main floor offers a functional layout including a practical mudroom, separate side entrance, and easy access to the double attached garage. The kitchen has plenty of cabinet space, a large kitchen island, and includes stainless steel appliances. This no condo fee townhouse offers modern efficiency and exceptional value. Featuring 8 solar panels, this home will help reduce utility costs and support sustainable living. *Renderings are representative - exterior colours may vary.