



**294 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2299965



\$469,990

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, On Street		
Lot Size:	0.03 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:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Call Seller Directly		

Click Brochure Link for more details** Step in from the welcoming front porch and into the Brooke's thoughtfully connected luxury main floor. The foyer opens into a spacious living area that transitions seamlessly into the dining space and kitchen, where a central island anchors the room and provides casual seating. Clean sightlines across the main floor make your space feel bright and open while still defined. Direct garage access keeps everyday clutter out of view. Upstairs, bedrooms two and three sit near a full bathroom and centrally located laundry. A private balcony is accessible from the hallway for everyone to enjoy. Decompress after a long day in the large primary bedroom, with a walk-in closet and ensuite. This home is situated close to Yorkville Central Park. Featuring 8 solar panels, this home will help reduce utility costs and support sustainable living. *Renderings are representative - exterior colours may vary.