



**23 Yorkville Avenue  
Calgary, Alberta**

**MLS # A2136002**



**\$529,900**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Visit REALTOR® website for additional information. Stunning 2-Bedroom Townhouse - Move-In Ready with No Condo Fees! This exceptional 2-bedroom townhouse offers over 1,375 sqft of living space and a double attached garage, ready to welcome new owners. With NO CONDO FEES, this modern and comfortable home is perfect for families. Freshly painted and move-in ready, the townhouse features two generously sized bedrooms, 2.5 baths, and an open-concept design that seamlessly integrates the living, dining, and kitchen areas. Key features include stainless steel appliances with a gas stove, quartz countertops in the kitchen, a large south-facing balcony, upstairs laundry, and a loft. The spacious primary bedroom boasts a walk-in closet and a 4-piece ensuite washroom. The double attached garage with back lane access ensures ample parking or storage space. The basement is ready for development.