



**GRASSROOTS**  
REALTY GROUP

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**85 Yorkville Boulevard SW**  
**Calgary, Alberta**

**MLS # A2140928**



**\$554,999**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Front Yard, Street Lighting		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Attention!! First time Home Buyers, Investors!! Welcome to your new home in the heart of the desirable Yorkville Community in Southwest Calgary. This beautiful end unit townhouse offers an unparalleled blend of comfort, convenience, and style, with Central AC to keep you cool during the summer months, with the added benefit of NO CONDO FEES! . Nestled in a serene neighborhood, this townhouse boasts a prime location facing a picturesque playground, perfect for families and outdoor enthusiasts. Step into a warm and welcoming front porch, the ideal spot for morning coffee or evening relaxation. The main floor features Luxury Vinyl plank Flooring throughout, a bright and spacious living room, perfect for entertaining or cozy family nights. The adjoining dining area flows seamlessly into a modern kitchen with Center Island, QUARTZ Countertops and Upgraded KITCHEN AID Stainless Steel Appliances. A convenient 2-piece bathroom completes this level. Enjoy the convenience of an attached double car garage, offering ample parking and additional storage space. The garage is already wired for EV charger. Upstairs, you'll find a luxurious master bedroom with a private En-suite, providing a perfect retreat at the end of the day. A bonus room offers versatile space for a home office, playroom, or additional living area. The laundry room is ideally located on this floor, along with two more generously sized bedrooms and a stylish 4-piece bathroom. The unfinished basement awaits your personal touch, offering endless possibilities for customization to suit your needs. Don't miss the opportunity to make this charming townhouse your new home. With its excellent location, thoughtful layout, and family-friendly features, it promises a lifestyle of comfort and convenience. Contact your favorite Realtor today to schedule a viewing and see all that this wonderful

property has to offer!