



**GRASSROOTS**  
REALTY GROUP

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**253 Yorkville Boulevard SW  
Calgary, Alberta**

**MLS # A2179710**



**\$527,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,469 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

The Ripley End offers 1469 sq. ft in the Yorkville community in Calgary, starting at \$527,990. This 3 bedroom, 2.5 bath with 2 car Rear attached Garage home features design Studio finishes like quartz countertops in kitchen, luxury vinyl plank floors, stainless steel kitchen appliances and much more. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!