



**GRASSROOTS**  
REALTY GROUP

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**264 Yorkville Avenue SW**  
**Calgary, Alberta**

**MLS # A2212798**



**\$549,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Yorkville              |               |                  |
| <b>Type:</b>     | Residential/Other      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,496 sq.ft.           | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.06 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Wood Frame            | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |    |

**Inclusions:** Single door Whirlpool refrigerator

Modern 3-Bedroom Townhouse in Yorkville &ndash; No Condo Fees! Welcome to this beautifully maintained 3-bedroom, 2.5 - bath townhouse with finished basement nestled in the heart of Yorkville located across the playground. Offering plenty of space, modern comfort, and no condo fees, this is a home that truly stands out. Step inside to discover a bright and open layout featuring a modern kitchen with brand new gas stove, cozy living space, and thoughtful design throughout. Enjoy warm summer days or relaxing evenings on your huge private balcony, perfect for entertaining or just unwinding. The home also includes an attached painted double garage with hot cold hose bib for extra convenience, central air conditioning, and plenty of storage space to meet your everyday needs. On demand transit facility available. Located close to parks, schools, shopping, Costco, Bridlewood C-train station, and quick access to major roadways, this home is ideal for families or professionals looking for low-maintenance living in a vibrant neighborhood.