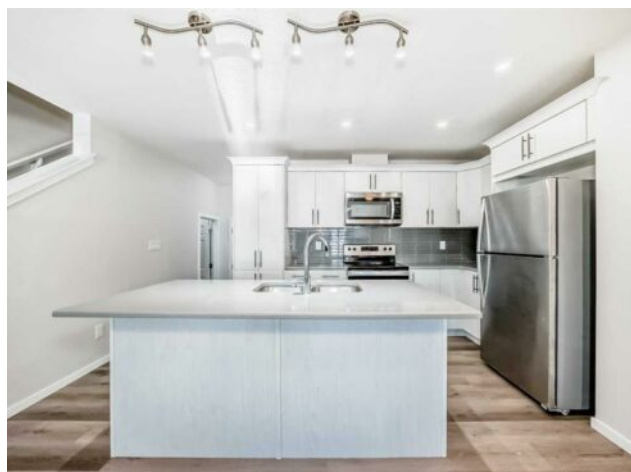


**145 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2244444



\$510,000

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: bar stools in basement

NO CONDO FEE'S!! Discover this stunning 3-bedroom, 2.5-bathroom townhome in Calgary's sought-after Yorkville community. Nestled directly across from a scenic park, this home offers tranquil views and effortless access to outdoor activities. Step inside to a modern, open-concept layout featuring a chef-inspired kitchen with quartz countertops, stainless steel appliances, and abundant storage—perfect for both everyday living and entertaining. The durable luxury vinyl plank flooring throughout adds a touch of elegance while ensuring practicality. Enjoy your morning coffee or unwind on the spacious balcony off the main living area. The upper level is designed for convenience, boasting a dedicated laundry room and well-appointed bedrooms. The double attached garage provides ample space for vehicles and storage, while the undeveloped basement offers endless possibilities for customization, whether you envision a home gym, media room, or additional storage. This contemporary home is perfect for families or professionals seeking a peaceful community with modern amenities. Don't miss the opportunity to make this Yorkville gem your own. Contact us today to book your private showing!