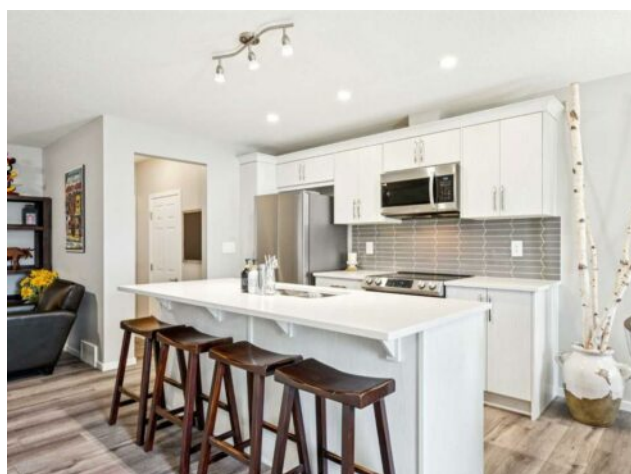


125 Yorkville Avenue SW  
Calgary, Alberta

MLS # A2246671



**\$519,900**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Level, Street Lighting, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this bright and charming Yorkville townhome, perfectly designed for modern living. The immaculate living room offers a warm, inviting space for relaxing or entertaining. The upgraded, crisp white kitchen features gleaming quartz countertops, stainless steel appliances, and plenty of storage for all your culinary needs. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a private 3-piece ensuite, plus a stylish 4-piece main bath and convenient laundry room. The south-facing balcony above the attached double garage is the perfect spot to soak up the sun and enjoy your morning coffee, or those warm summer evenings. Upgraded with high-end shutters on the interior, and Hardie Board Siding on the exterior! The undeveloped basement awaits your personal touch, offering endless possibilities. Ideally located in the growing Yorkville community, this home blends comfort, style, and potential in one perfect package.