

**186 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2250836



\$492,990

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,407 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, Stone Counters, Sump Pump(s)		

Inclusions: N/A

The Fisher's open concept floorplan creates a family-oriented living space. Entering the foyer, you'll find a large, combined living and dining area that's perfect for entertaining. The unique, L-shaped kitchen with an island and breakfast bar is the perfect place for showing off your culinary skills. A mudroom off the garage provides extra storage and a powder room allows everyone to freshen up. Upstairs, you'll find a conveniently placed laundry room by the bedrooms and linen closet, so you can forgo the dreaded uphill battle with the stairs. Discover a full bath in the second and third bedrooms. In the primary bedroom, you won't need to go far for some quality R&R. Kick back on your own private balcony, and enjoy an oversized walk-in closet and an ensuite. Enjoy no condo fees with a Mattamy townhome. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed November 2025. *Photos & virtual tour are representative.