

**31 Yorkville Avenue SW
Calgary, Alberta**

MLS # A2211253



\$525,000

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: None

PRICE REDUCTION!!!! This beautiful townhouse in the vibrant community of Yorkville offers a modern lifestyle with no condo fees! As you enter, you'll be greeted by a stunning main level featuring a contemporary kitchen equipped with a stylish chimney hood fan, stainless steel appliances, a gas stove, and elegant quartz countertops, complemented by an upgraded sink. The luxurious LVP flooring adds to the home's charm. Moving to the upper floor, you'll discover a spacious bonus room that provides access to your own private balcony, perfect for relaxing or entertaining. The master bedroom boasts a generous size and includes a 4-piece ensuite bathroom for added convenience. There are also two additional well-sized bedrooms and another 4-piece bathroom on this level, along with a laundry area for ease of use. To keep you comfortable during the summer months, the townhouse is equipped with **CENTRALIZED AIR CONDITIONING**, and a **WATER SOFTENER** ensures quality water throughout the home. Closer to Bus stop. Don't miss out on this incredible opportunity to own a modern townhouse in a thriving community!