

**27 Yorkville Boulevard SW
Calgary, Alberta****MLS # A2211508****\$500,000**

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating: High Efficiency, Natural Gas**Floors:** Ceramic Tile, Laminate**Roof:** Asphalt Shingle**Basement:** Full, Unfinished**Exterior:** Brick, Cement Fiber Board**Foundation:** Poured Concrete**Features:** Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** DC**Utilities:** -**Inclusions:** N/A

Welcome to 27 Yorkville Blvd SW! This stunning attached home offers contemporary style and exceptional value in desirable SW Calgary. Enjoy homeownership freedom with NO CONDO FEES in this meticulously maintained property blending modern finishes with practicality. Step inside to a bright, open-concept main floor featuring durable laminate flooring and large windows. The inviting living room boasts a cozy fireplace with an elegant stacked stone surround. The gourmet kitchen is a highlight, equipped with stainless steel appliances, ample cabinetry, tile backsplash, and gleaming quartz countertops. A large central island offers extra seating and workspace with an undermount sink, flowing seamlessly into the dining area. A convenient powder room and mudroom access to the garage complete this level. Upstairs, the expansive primary suite is a true retreat featuring a huge walk-in closet and a modern ensuite with a quartz vanity and tub/shower combo. The showstopper? Sliding doors open directly onto an INCREDIBLE, OVERSIZED PRIVATE BALCONY above the garage – your personal outdoor oasis offering fantastic neighbourhood views! Two additional spacious bedrooms provide flexibility for family or guests, sharing another stylish full bathroom. Ultra-convenient upper-floor laundry adds to the smart design. The potential continues in the unfinished basement – a blank canvas awaiting your vision for a dream rec room, home theatre, gym, or extra living space. Functionality is key with a high-efficiency furnace and Heat Recovery Ventilator (HRV) ensuring year-round comfort. Outside, the oversized double attached rear garage provides secure parking plus ample room for storage or hobbies. Living in Yorkville means a vibrant community lifestyle. Enjoy easy access to shopping, restaurants, and services in nearby Silverado,

Shawnessy Village, and Walden. World-class Spruce Meadows is moments away. Explore extensive pathways, parks, and playgrounds right in your community. Families appreciate the proximity to various schools. Commuting is easy with quick access to Stoney and Macleod Trails, connecting you efficiently to downtown Calgary (approx. 25-35 min drive), the mountains, and nearby LRT stations like Somerset-Bridlewood. This move-in-ready home offers incredible features, headlined by the massive private balcony and the benefit of no condo fees, all within the thriving community of Yorkville. Don't miss this fantastic opportunity – schedule your private showing today!