

264 Yorkville Avenue SW
Calgary, Alberta

MLS # A2212798



\$549,000

Division:	Yorkville		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Single door Whirlpool refrigerator

Modern 3-Bedroom Townhouse in Yorkville – No Condo Fees! Welcome to this beautifully maintained 3-bedroom, 2.5 - bath townhouse with finished basement nestled in the heart of Yorkville located across the playground. Offering plenty of space, modern comfort, and no condo fees, this is a home that truly stands out. Step inside to discover a bright and open layout featuring a modern kitchen with brand new gas stove, cozy living space, and thoughtful design throughout. Enjoy warm summer days or relaxing evenings on your huge private balcony, perfect for entertaining or just unwinding. The home also includes an attached painted double garage with hot cold hose bib for extra convenience, central air conditioning, and plenty of storage space to meet your everyday needs. On demand transit facility available. Located close to parks, schools, shopping, Costco, Bridlewood C-train station, and quick access to major roadways, this home is ideal for families or professionals looking for low-maintenance living in a vibrant neighborhood.