

# \$525,000 - 31 Yorkville Avenue Sw, Calgary

MLS® #A2211253

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.03 Acres

Yorkville, Calgary, Alberta

**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!

Built in 2019

## Essential Information

MLS® #                   A2211253

Price                     \$525,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,467         |
| Acres          | 0.03          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 31 Yorkville Avenue Sw |
| Subdivision | Yorkville              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4K3                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Attached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters                                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                   |
|--------------|-------------------|
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | DC               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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