

# \$539,000 - 181 Yorkville Boulevard Sw, Calgary

MLS® #A2228844

**\$539,000**

3 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

OPEN HOUSE 2-4pm on Saturday Aug.23rd.

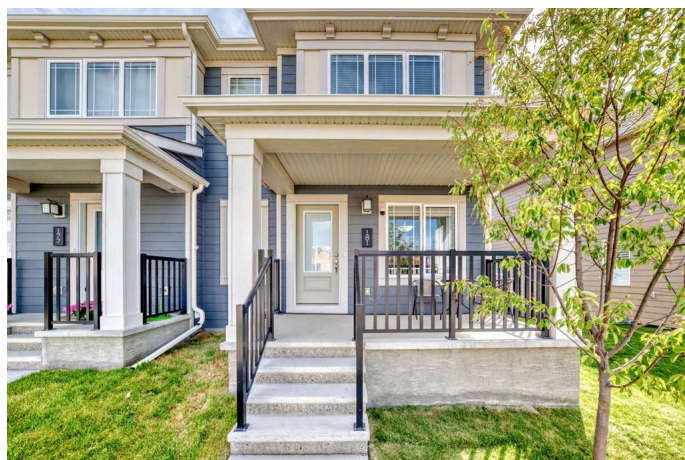
Huge price drop! NO CONDO FEE  
Rowhouse, the open concept main floor is well laid out Living Room adjacent with Kitchen and Dining area. The stunning kitchen features high end stainless steel appliances, quartz counters. Cabinets plus two pantries provide plenty of storage space. The 2 pc bathroom and a mud room connecting to the Double attached garage. On second level, there are Primary bedroom with a walk-in closet and a 4 pc ensuite, two decent size Bedrooms with a 4pc main Bathroom, the spacious Bonus room with a south window, the upper floor LAUNDRY ROOM. Some of the upgrades are: Quartz counter tops in the kitchen, Knock down ceilings, Stainless Steel Appliances, Higher quality carpet, Additional storage shelves, etc. Basement is unfinished with roughed in plumbing for the washroom. This Rowhouse is at a fantastic location, very close to the community central park, kids playground, schools, bus stops. It's less than 10 minutes drive to Somerset C-train Station and Shawnessy Shopping Complex with all kinds of amenities.

Built in 2024

## Essential Information

MLS® # A2228844

Price \$539,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,516         |
| Acres          | 0.04          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 181 Yorkville Boulevard Sw |
| Subdivision | Yorkville                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0R4                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                              |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Back Lane        |
| Roof              | Asphalt Shingle  |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 72             |
| Zoning         | DC             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Evertrust Realty |
|----------------|------------------|

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