

# \$495,990 - 154 Yorkville Boulevard Sw, Calgary

MLS® #A2231677

## \$495,990

3 Bedroom, 3.00 Bathroom, 1,160 sqft  
Residential on 0.03 Acres

Yorkville, Calgary, Alberta



The Brooke™s front porch invites you into an open concept entertainer™s dream. Host dinner parties in the dining area looking onto the stunning kitchen with full height cabinets and quartz counters. Upgraded faucet and hardware, with an island and breakfast bar to gather around. A large living room gives you space to relax and unwind, while the mudroom keeps the clutter away and provides access to the attached garage. The home is outfitted with upgraded door profiles, includes upgraded railing and additional pot lights. On the upper floor you™ll find a laundry room conveniently close to the bedrooms and main bath. Soak up the sun on your private balcony and enjoy your morning coffee before getting your day started. Decompress after a long day in the primary bedroom, with a walk-in closet and ensuite with tiled floor and glass shower enclosure. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed August 2025. \*Photos & virtual tour are representative.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2231677  |
| Price     | \$495,990 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,160         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 154 Yorkville Boulevard Sw |
| Subdivision | Yorkville                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X4X4                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator       |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | TBD             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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