

# \$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	12
Zoning	DC

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.