

\$509,900 - 31 Yorkville Avenue Sw, Calgary

MLS® #A2238215

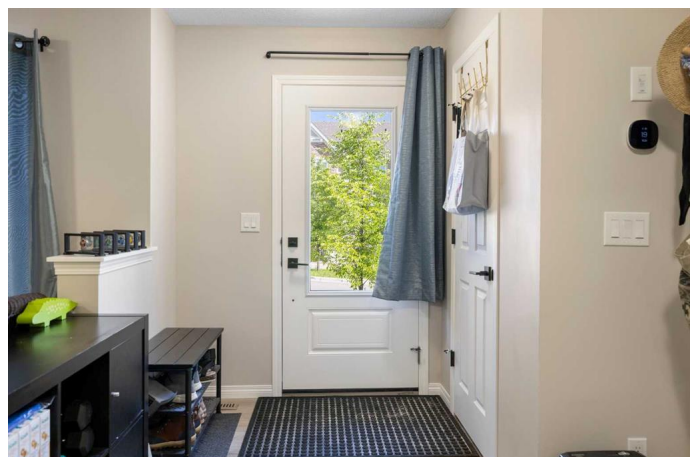
\$509,900

3 Bedroom, 3.00 Bathroom, 1,455 sqft
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

OPEN HOUSE Saturday July 26th at 12-3pm.
Stylish Townhouse in Yorkville – No Condo Fees!

Discover modern living in this beautifully upgraded 3-bedroom, 2.5-bathroom townhouse, ideally situated in the vibrant community of Yorkville SW. With no condo fees and over 1,450 sqft of thoughtfully designed space, this home perfectly blends style, comfort, and convenience. The main floor showcases a sleek, contemporary kitchen featuring gorgeous blue cabinets, quartz countertops, stainless steel appliances, a gas range, chimney hood fan, upgraded sink, and elegant luxury vinyl plank flooring throughout. The open-concept layout flows seamlessly for everyday living and entertaining. Upstairs, enjoy a bright bonus room with access to a sunny south facing private balcony – perfect for relaxing or working from home. The spacious primary suite includes a 4-piece ensuite, while two additional bedrooms share a second full bathroom. Upper-level laundry adds everyday convenience. Stay cool in the summer with central A/C and enjoy clean, softened water year-round. The unfinished basement offers over 500 sqft of potential with high ceilings and rough-in plumbing – ideal for future development. A rear mudroom connects to a full-sized double garage with soaring ceilings and extra storage space. Located steps from transit and just minutes to Stoney Trail and major thoroughfares, this home offers unbeatable connectivity. Yorkville is a growing



community with future parks, playgrounds, walking paths, and retail developments. Nearby amenities include schools, grocery stores, restaurants, and easy access to Fish Creek Park. This is your chance to own a stylish, low-maintenance home in a thriving neighbourhood with no condo fees. Don't miss out!

Built in 2019

Essential Information

MLS® #	A2238215
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
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	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	48
Zoning	DC

Listing Details

Listing Office	RE/MAX Complete Realty
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