

**153 Yorkville Avenue SW**  
**Calgary, Alberta**

**MLS # A2255694**



**\$529,900**

|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Yorkville                                          |               |                  |
| <b>Type:</b>     | Residential/Four Plex                              |               |                  |
| <b>Style:</b>    | 2 Storey                                           |               |                  |
| <b>Size:</b>     | 1,527 sq.ft.                                       | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Rear          |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                                          |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                      |                   |    |
|--------------------|--------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cement Fiber Board                                                                   | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

This is your chance to make your home in the vibrant Southwest Calgary community of Yorkville in this fantastic townhome from Mattamy Homes. With no monthly maintenance fees, this lovely two storey end unit has vinyl plank floors & granite counters, 3 bedrooms + bonus room, 2.5 bathrooms & attached 2 car garage. Bright & airy floorplan featuring open concept dining area with windows on 2 sides, inviting living room & maple kitchen with granite counters & centre island, pantry & Samsung stainless steel appliances. Head on upstairs to 3 great-sized bedrooms & 2 full baths, with a bonus room area in between. The primary bedroom has a walk-in closet & its own private ensuite. The unspoiled lower level offers tremendous potential for future development&hellip;perfect space for another bedroom, rec room & bathroom. Additional features include the 2nd floor laundry room with Samsung washer & dryer, hot/cold water taps in the garage, covered front porch & durable Hardie Board exterior. A park & stormwater pond with winding trails are both within walking distance, & the Yorkville Park with its playground & skate park is just minutes away. Quick access to both 194 Avenue & Sheriff King Street means you are only a short drive to area shopping & Spruce Meadows, & Stoney & MacLeod Trails are a short hop, skip & away so you are within easy reach to major retail centers & schools, Sikome Lake & Fish Creek Park, South Health Campus & downtown!