



THE
A-TEAM

**RE/MAX
FIRST**

64 YORKVILLE Avenue, Calgary T2X 4J5

MLS®#: **A2161012**

Area: **Yorkville**

Listing Date: **08/28/24**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **1,280 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,465**
Low Sqft:
Ttl Sqft: **1,465**

DOM

21
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Street Lighting,Paved**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|---------------|----------------------|
| 2pc Bathroom | Main | 5`6" x 5`1" |
| Living Room | Main | 19`1" x 14`3" |
| 5pc Ensuite bath | Second | 7`7" x 13`5" |
| Family Room | Second | 8`7" x 15`10" |
| Bedroom - Primary | Second | 13`0" x 15`4" |

| Room | Level | Dimensions |
|-------------------------|---------------|----------------------|
| Kitchen | Main | 12`0" x 8`0" |
| 4pc Ensuite bath | Second | 4`11" x 9`0" |
| Bedroom | Second | 9`11" x 13`2" |
| Laundry | Second | 6`4" x 5`7" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910624

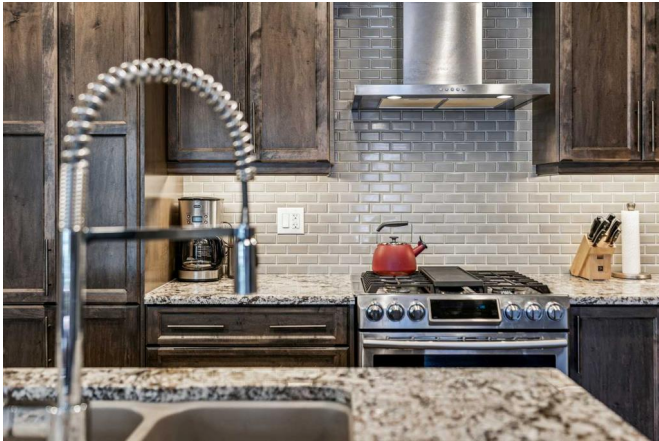
Zoning:
DC

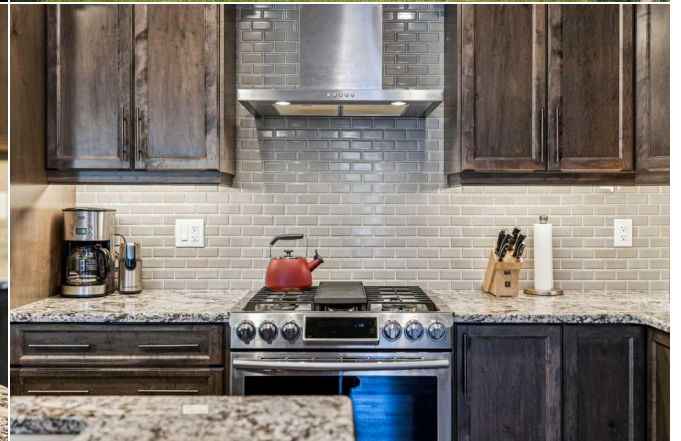
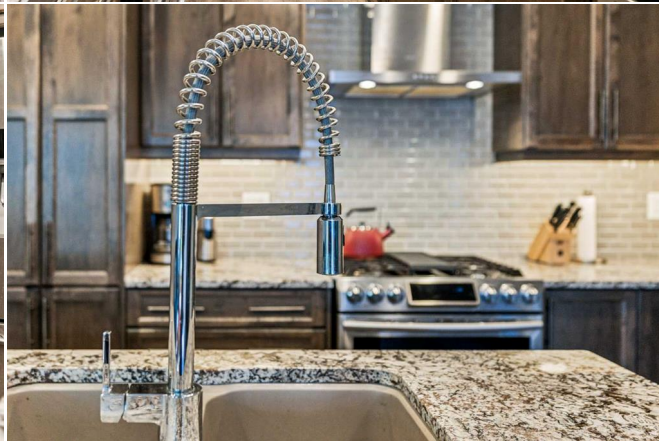
Remarks

Pub Rmks: **Welcome to this charming townhouse in Yorkville with NO CONDO FEES! Open the door to an inviting, open concept living space. Two large windows in the living room allow ample natural light to flow. The kitchen boasts warm maple cabinetry, sleek full height tile backsplash, modern industrial lighting and faucet fixtures and a truffle siligrant Blanco sink. It's complimented by gorgeous granite countertops, undermount lighting, stainless steel appliances and a gas stove. Sure to check all your boxes for both luxury and comfort! Durable and attractive plank flooring runs through the main level. The mudroom with locker style built in, off the double attached garage entrance, is a perfect place to hang your coat after a long day at work. Head upstairs to unwind and put your feet up in the bonus room that offers a large glass sliding door allowing direct access to your private patio area. The spacious primary retreat is accented by a stunning ensuite. Step inside the stand alone tile shower or relax in the soaker tub. Appreciate your own space with the double vanity that continues the appeal of maple cabinetry and quartz countertop. Hosting guests will be a pleasure in the additional, ample sized bedroom. Finished off with its very own ensuite and walk in closet. The upper level is completed by a conveniently located laundry room to make chores a breeze. Yorkville is a perfect community for young families and professionals. It offers various green spaces, numerous parks and pathways. A 5-acre pond with a walking bridge, art structures, a skate park, and an off leash dog area. Yorkville allows easy access to Macleod Trail and Stoney Trail and is close to all essential amenities, including schools and the South Health Campus hospital. Don't miss this opportunity to live in this desirable home!**

Inclusions: **window coverings, home security system, smart front door keypad lock**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













64 Yorkville Ave. SW, Calgary, AB

Main Floor Exterior Area 569.45 sq ft
Interior Area 522.19 sq ft
Excluded Area 421.09 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

64 Yorkville Ave. SW, Calgary, AB

2nd Floor Exterior Area 697.00 sq ft
Interior Area 627.70 sq ft



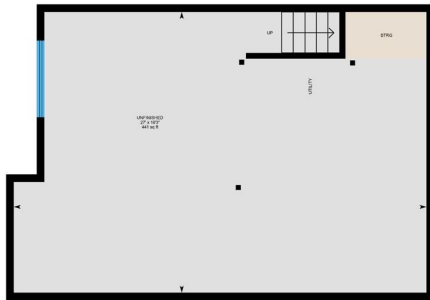
PREPARED: 2024/09/27



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64 Yorkville Ave. SW, Calgary, AB

Basement (Below Grade) Exterior Area 517.07 sq ft
Interior Area 473.93 sq ft



PREPARED: 2024/09/27



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