



THE
A-TEAM

**RE/MAX
FIRST**

85 YORKVILLE Boulevard, Calgary T2X 4K2

MLS®#: **A2163002** Area: **Yorkville** Listing Date: **09/04/24** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **1,646 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,489**
 Low Sqft:
 Ttl Sqft: **1,489**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Front Yard,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------------------------|-----------------|----------------------|---------------------------------|--------------|---------------------|
| 2pc Bathroom | Main | 5`5" x 5`2" | Kitchen With Eating Area | Main | 7`2" x 14`7" |
| Living/Dining Room Combination | Main | 18`6" x 11`9" | 4pc Bathroom | Upper | 8`1" x 7`5" |
| 4pc Ensuite bath | Upper | 5`8" x 10`9" | Bedroom | Upper | 9`4" x 10`0" |
| Bedroom | Upper | 9`4" x 10`0" | Laundry | Upper | 5`4" x 7`3" |
| Bedroom - Primary | Upper | 13`0" x 13`3" | Bonus Room | Upper | 9`9" x 8`5" |
| Storage | Basement | 7`9" x 3`4" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1910624

Remarks

Pub Rmks:

NEW PRICE!!Attention! First time Home Buyers, Investors!!. Welcome to your new home in the heart of the desirable Yorkville Community in Southwest Calgary. This beautiful end unit townhouse offers an unparalleled blend of comfort, convenience, and style, with Central AC to keep you cool during the summer months, with the added benefit of NO CONDO FEES! . Nestled in a serene neighborhood, this townhouse boasts a prime location facing a picturesque playground, perfect for families and outdoor enthusiasts. Step into a warm and welcoming front porch, the ideal spot for morning coffee or evening relaxation. The main floor features Luxury Vinyl plank Flooring throughout, a bright and spacious living room, perfect for entertaining or cozy family nights. The adjoining dining area flows seamlessly into a modern kitchen with Center Island, QUARTZ Countertops and Upgraded KITCHEN AID Stainless Steel Appliances. A convenient 2-piece bathroom completes this level. Enjoy the convenience of an attached double car garage, offering ample parking and additional storage space. The garage is already wired for EV charger. Upstairs, you'll find a luxurious master bedroom with a private 4pc En-suite bathroom, providing a perfect retreat at the end of the day. A BONUS ROOM offers versatile space for a home office, playroom, or additional living area. The laundry room is ideally located on this floor, along with two more generously sized bedrooms and another stylish 4-pc bathroom. The unfinished basement awaits your personal touch, offering endless possibilities for customization to suit your needs. Don't miss the opportunity to make this charming townhouse your new home. With its excellent location, thoughtful layout, and family-friendly features, it promises a lifestyle of comfort and convenience. Contact your favorite Realtor today to schedule a viewing and see all that this wonderful property has to offer!

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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









