



THE
A-TEAM

**RE/MAX
FIRST**

116 YORKVILLE Avenue, Calgary T2X 4J5

MLS®#: **A2164706**

Area: **Yorkville**

Listing Date: **09/10/24**

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **1,711 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,371**
Low Sqft:
Ttl Sqft: **1,371**

DOM

9
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Street Lighting,Private Additional Parking,Double Garage Attached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Barbecue,BBQ gas line,Lighting,Playground,Private Entrance,Rain Gutters,Storage**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	2`10" x 7`2"
Kitchen	Main	10`1" x 9`5"
3pc Ensuite bath	Upper	5`6" x 11`0"
Bedroom	Upper	10`6" x 9`6"
Bedroom - Primary	Upper	13`9" x 20`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`6" x 13`0"
Living Room	Main	14`9" x 10`11"
4pc Bathroom	Upper	5`1" x 8`8"
Family Room	Upper	14`1" x 16`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910624

Zoning:
DC

Remarks

Pub Rmks: **Welcome to your new home in Yorkville – a perfect blend of comfort, style, and convenience! This beautiful END-UNIT townhouse in the vibrant Yorkville Community of Southwest Calgary offers modern living without compromise. Built in 2019 with NO CONDO FEES, it features 2 spacious bedrooms, 2.5 bathrooms, and 1,371 sq. ft. of well-designed space. Thoughtfully upgraded throughout and lovingly maintained by its original owner, it's in mint condition, with plenty of NATURAL LIGHT from extra windows and fewer shared walls. Not your typical stacked townhome - with NO NEIGHBOURS above or below, ensuring privacy and tranquillity – this is a rare find! Step onto the welcoming front porch and into an open-concept main floor filled with natural light. The living room flows into a modern kitchen featuring sleek, FLOOR-TO-CEILING cabinetry, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and an island breakfast bar – perfect for casual meals or entertaining. Upstairs, a versatile BONUS ROOM awaits – ideal for a home office or relaxation spot. The primary bedroom boasts ample windows, a 4-piece ensuite, and a spacious WALK-IN CLOSET, while the second bedroom enjoys easy access to another 4-piece bath and a convenient laundry room. Step out onto your private second-floor BALCONY with a BBQ hookup, perfect for enjoying the outdoors. The untouched basement, with rough-ins for plumbing, is a blank canvas ready for your ideas – whether it's a home gym, theatre room, or guest suite. The DOUBLE ATTACHED GARAGE, accessible from a paved back lane, provides added convenience and security. Located near Stoney, Deerfoot, and Macleod Trails, this home offers quick access to Shawnessy Plaza, schools, parks, and walking trails. You'll also be within walking distance of playgrounds, restaurants, shops, a serene pond with trails, and a vibrant community skate park. Move-in ready with fresh neutral tones, this home is waiting for you. Don't miss out on this exceptional opportunity – call today to schedule your private viewing!**

Inclusions: **None**
Property Listed By: **Town Residential**

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









