



THE
A-TEAM

**RE/MAX
FIRST**

198 YORKVILLE Green, Calgary T2X 4J9

MLS®#: **A2170264** Area: **Yorkville** Listing Date: **11/13/24** List Price: **\$579,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,249 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Standard Shaped Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Paved**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Private Yard,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`0" x 6`9"	Dining Room	Main	15`3" x 8`9"
Kitchen	Main	15`3" x 11`4"	Living Room	Main	13`8" x 13`8"
Mud Room	Main	7`4" x 15`2"	3pc Bathroom	Second	10`6" x 8`0"
4pc Ensuite bath	Second	4`11" x 11`9"	Bedroom	Second	9`6" x 9`3"
Bedroom	Second	9`10" x 11`10"	Bedroom - Primary	Second	13`8" x 11`7"
Storage	Lower	45`2" x 18`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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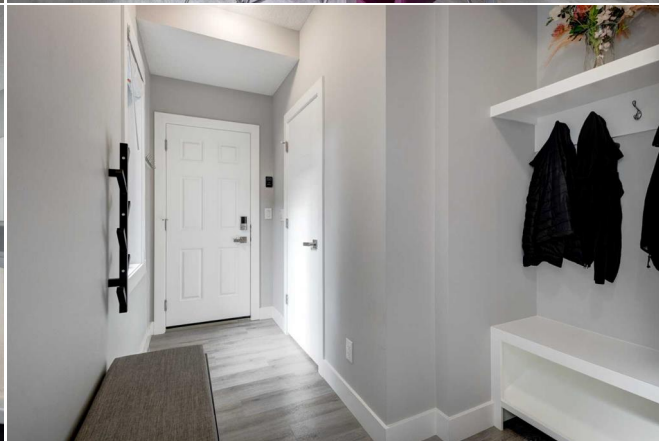
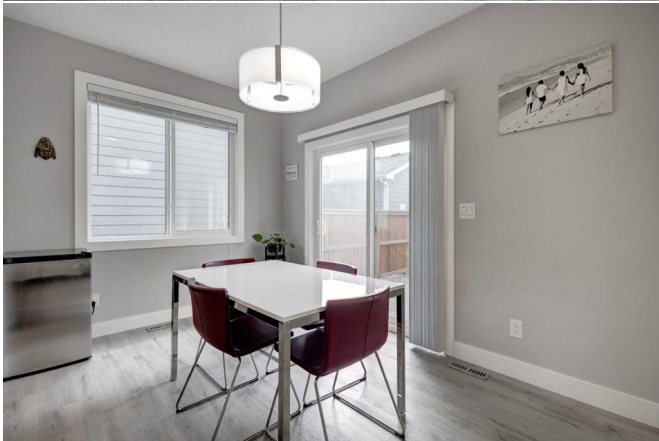
Remarks

Pub Rmks: **HOME SWEET HOME! Calling all home buyers and investors! Welcome to this stunning, contemporary 2 storey semi-detached home, custom-built in 2019 in the sought-after SW community of Yorkville! This stunning home offers 3 bedrooms, 2.5 bathrooms, 2,272+ SQFT of stylish, thoughtfully designed living space and picturesque curb appeal. Heading inside you will fall in love with the bright, open concept main floor with luxury vinyl plank flooring featuring a large living room flooded in natural sunlight, a 2 piece vanity bathroom, a formal dining area and an upgraded gourmet chef's kitchen with gleaming stainless steel appliances, a large granite island with an eating bar, stylish backsplash and ample cabinet space. Heading upstairs you will find the magnificent master retreat with a walk-in closet perfect for all your needs and an elegant 4 piece ensuite bathroom with double vanity sinks and a spacious shower. Completing this floor is two additional generous sized bedrooms, an elegant 3 piece bathroom and a laundry room. The unfinished basement is waiting for your special touch for future development. It currently has a utility room and tons of storage space. Outside, you will find your front porch that's perfect for enjoying a morning coffee, upgraded hardy board exterior siding and your private backyard that's fully fenced with a side patio and a DOUBLE GARAGE. You won't be able to beat this location steps from the Somerset LRT station, reputable schools, the YMCA, shopping, restaurants, green spaces, major roadways and all other amenities. MUST VIEW! Book your private viewing of this GEM today!**

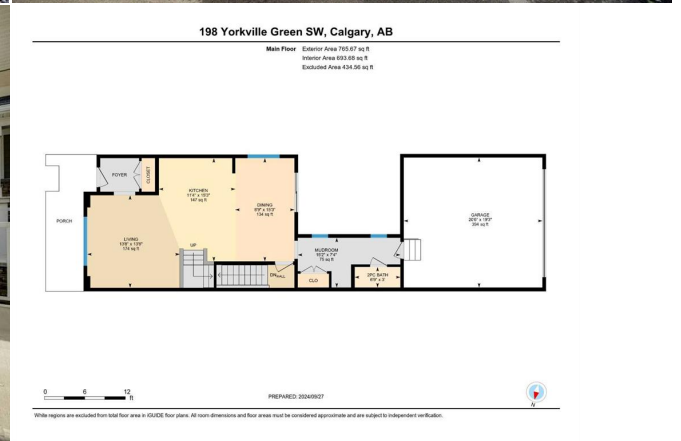
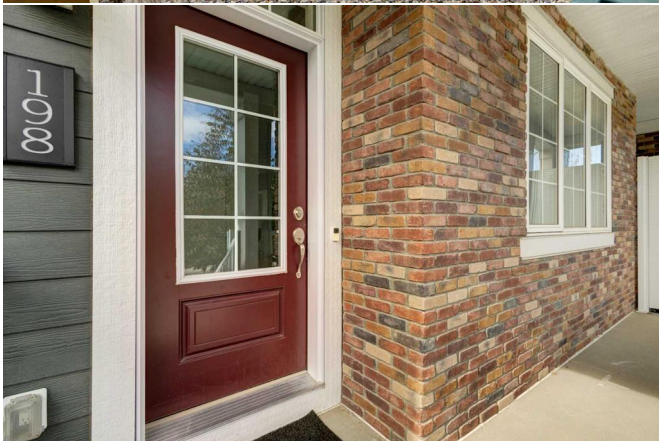
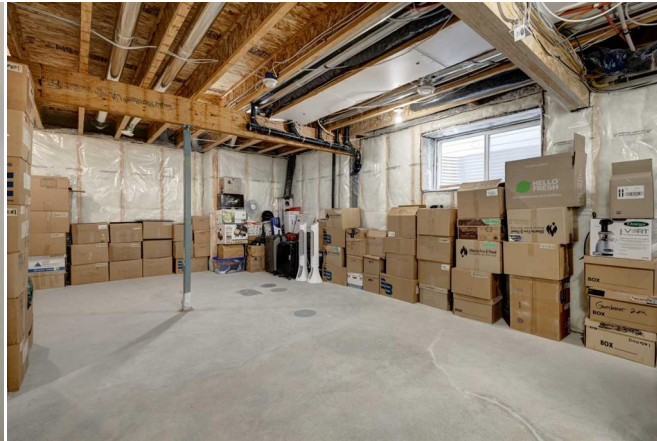
Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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









198 Yorkville Green SW, Calgary, AB

2nd Floor Exterior Area 779.17 sq ft
Interior Area 709.26 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.

198 Yorkville Green SW, Calgary, AB

Basement (Below Grade) Exterior Area 727.23 sq ft
Interior Area 619.28 sq ft



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