



THE
A-TEAM

**RE/MAX
FIRST**

253 YORKVILLE Boulevard, Calgary T2X 5H7

MLS®#: **A2179710**

Area: **Yorkville**

Listing Date: **11/21/24**

List Price: **\$527,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,174 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,469**
Low Sqft:
Ttl Sqft: **1,469**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 9`11"
Dining Room	Main	8`9" x 8`11"
Pantry	Main	
Bedroom	Upper	9`3" x 10`8"
4pc Bathroom	Upper	
Bedroom - Primary	Upper	15`2" x 12`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`10" x 10`10"
2pc Bathroom	Main	
Bedroom	Upper	9`3" x 9`6"
Loft	Upper	9`7" x 14`4"
4pc Ensuite bath	Upper	
Laundry	Upper	

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc:

TBV

Zoning: **DC**

Remarks

Pub Rmks: **The Ripley End offers 1469 sq. ft in the Yorkville community in Calgary, starting at \$527,990. This 3 bedroom, 2.5 bath with 2 car Rear attached Garage home features design Studio finishes like quartz countertops in kitchen, luxury vinyl plank floors, stainless steel kitchen appliances and much more. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Crown**

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

mattamy-EMES Ripley End - First Floor



Printed on 2/2/24

Note: Actual square footage may vary from the stated floor area. Plans and elevations are artistic renderings and may contain typographical errors. Mattamy Homes reserves the right to make changes to these floor plans, elevations and finishes without prior notice and without compensation. Stated dimensions and square footage are approximate and should not be used as representation of the home's actual floor space or actual size. Any square footage of a single family home in a multi-family home must be stated herein in appropriate units, may vary from the above, and remains subject to change without notice or compensation.

mattamy-EMES Ripley End - Second Floor



Unselected Options: Bath Oasis, 4 Bedroom Plan

Printed on 2/2/24

Note: Actual square footage may vary from the stated floor area. Plans and elevations are artistic renderings and may contain typographical errors. Mattamy Homes reserves the right to make changes to these floor plans, elevations and finishes without prior notice and without compensation. Stated dimensions and square footage are approximate and should not be used as representation of the home's actual floor space or actual size. Any square footage of a single family home in a multi-family home must be stated herein in appropriate units, may vary from the above, and remains subject to change without notice or compensation.

mattamy-EMES Ripley End - Basement



Printed on 2/2/24

Note: Actual square footage may vary from the stated floor area. Plans and elevations are artistic renderings and may contain typographical errors. Mattamy Homes reserves the right to make changes to these floor plans, elevations and finishes without prior notice and without compensation. Stated dimensions and square footage are approximate and should not be used as representation of the home's actual floor space or actual size. Any square footage of a single family home in a multi-family home must be stated herein in appropriate units, may vary from the above, and remains subject to change without notice or compensation.