



THE
A-TEAM

**RE/MAX
FIRST**

281 YORKVILLE Boulevard, Calgary T2X5H7

MLS®#: **A2181522**

Area: **Yorkville**

Listing Date: **11/29/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **1,819 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,552**
Low Sqft:
Ttl Sqft: **1,552**

DOM

22

Layout

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

Parking

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

Back Lane, Street Lighting

Alley Access, Covered, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, On Street

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting, Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`4"
Foyer	Main	10`2" x 6`0"
Living Room	Main	11`11" x 9`8"
4pc Ensuite bath	Upper	9`6" x 5`10"
Bedroom	Upper	9`5" x 13`2"
Laundry	Upper	5`5" x 6`7"

Room	Level	Dimensions
Dining Room	Main	13`1" x 9`5"
Kitchen	Main	13`1" x 10`7"
4pc Bathroom	Upper	5`5" x 8`3"
Bedroom	Upper	9`6" x 9`8"
Bonus Room	Upper	13`5" x 17`11"
Bedroom - Primary	Upper	15`4" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311238

Zoning:
DC

Remarks

Pub Rmks:

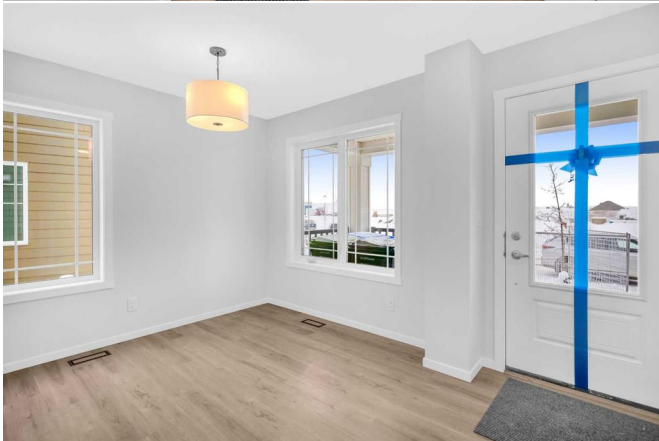
Welcome to this beautiful NO CONDO FEES, FULLY UPGRADED, DOUBLE GARAGE ATTACHED Townhouse, first time on the market and NEVER been lived in before. The charming curb appeal will capture your heart at first glance. As soon as you walk into the house, you are greeted with very bright and open concept. There is a well laid out LIVING ROOM adjacent with the dining room and a stunning kitchen which has high end stainless steel appliances, quartz counter tops, lots of storage space and a PANTRY. The main floor also has a 2pc bath, a mud room and a DOUBLE CAR GARAGE ATTACHED for your cold snowy Alberta winters. Upper floor has primary bedroom with a walk-in closet & ensuite 4pc bath, two very decent size bedroom with a 4pc bath, a very good size BONUS ROOM with a window and the show stopper is the upper floor LAUNDRY ROOM. Basement is unfinished and waiting for your ideas to get finished, roughed in plumbing for the washroom is done already. Some of the upgrades are and not limited to, quartz counter tops in the kitchen, knock down ceilings, LVP Flooring, Stainless Steel Appliances, better quality carpets, wooden spindles on the top of the stairs, upgraded washer and dryer. The LOCATION of this Townhouse is absolutely fantastic, only 8 minutes drive to Somerset/Bridlewood TRAIN STATION, it's very close to the kids park, close to schools, bus stops, only few minutes away from a shopping complex/strip mall and various restaurants. Don't wait, this Townhouse is ready to move in.

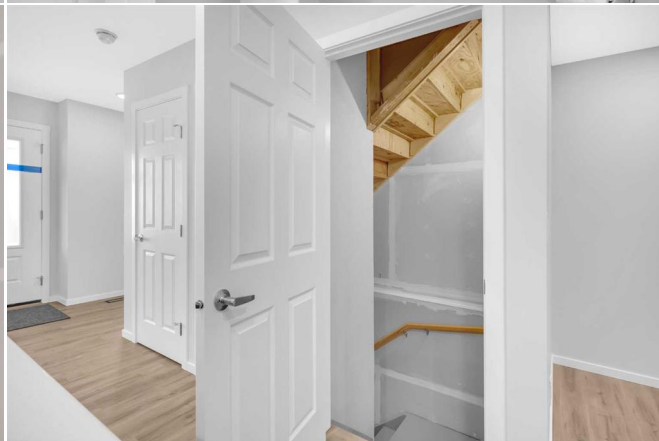
Inclusions:
Property Listed By:

NA
SkaiRise Realty

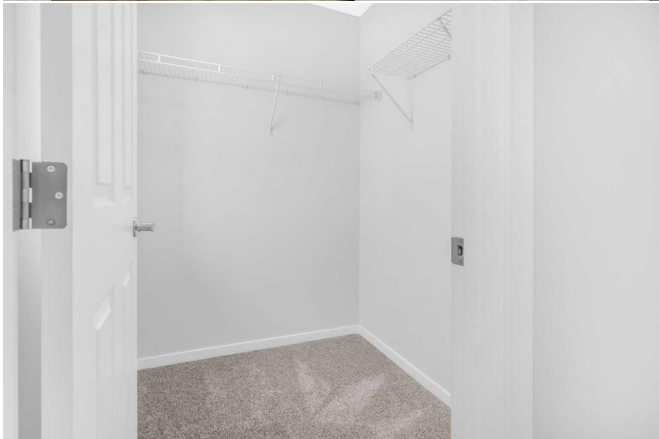
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













281 Yorkville Boulevard SW, Calgary, AB

Main Floor Exterior Area 553.32 sq ft
Interior Area 459.93 sq ft
Excluded Area 420.69 sq ft



0 4 8 ft PREPARED: 2024/1/29

While 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.

281 Yorkville Boulevard SW, Calgary, AB

Upper Floor Exterior Area 512.26 sq ft
Interior Area 312.44 sq ft



0 4 8 ft PREPARED: 2024/1/29

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