169 YORKVILLE Boulevard, Calgary T2X5B6

MLS®#:	**A2181998**	Area:	**Yorkville**	Listing Date:	**12/05/24**	List Price: **$549,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

				DOM
Prop Type:	**Residential**			**16**
Sub Type:	**Row/Townhouse**			**Layout**
City/Town:	**Calgary**	Finished Floor Area		Beds: **3 (3)**
Year Built:	**2023**	Abv Sqft:	**1,509**	Baths: **2.5 (2 1)**
Lot Information		Low Sqft:		Style: **2 Storey**
Lot Sz Ar:	**1,820 sqft**	Ttl Sqft:	**1,509**	
Lot Shape:				**Parking**
				Ttl Park: **3**
Access:				Garage Sz: **2**
Lot Feat:	**Back Lane,Front Yard,Low Maintenance Landscape,Sloped,Sloped Down**			
Park Feat:	**Double Garage Attached,Garage Faces Rear**			

Utilities and Features

Roof:	**Asphalt**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Composite Siding,Concrete,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**None**		**Carpet,Vinyl Plank**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Central Air Conditioner,Dishwasher,Garage Control(s),Oven,Refrigerator,Washer/Dryer,Window Coverings**		
Int Feat:	**Kitchen Island,Quartz Counters,Walk-In Closet(s)**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	**Main**	**7`1" x 8`11"**	**Kitchen**	**Main**	**8`4" x 10`11"**
Living Room	**Main**	**9`5" x 11`10"**	**Bedroom - Primary**	**Second**	**13`0" x 14`0"**
Bedroom	**Second**	**9`3" x 13`0"**	**Bedroom**	**Second**	**9`3" x 9`7"**
Bonus Room	**Second**	**13`3" x 14`4"**	**Laundry**	**Second**	**5`3" x 6`6"**
2pc Bathroom	**Main**	**2`11" x 6`1"**	**4pc Bathroom**	**Second**	**5`3" x 8`1"**
3pc Ensuite bath	**Second**	**5`3" x 9`5"**			

Legal/Tax/Financial

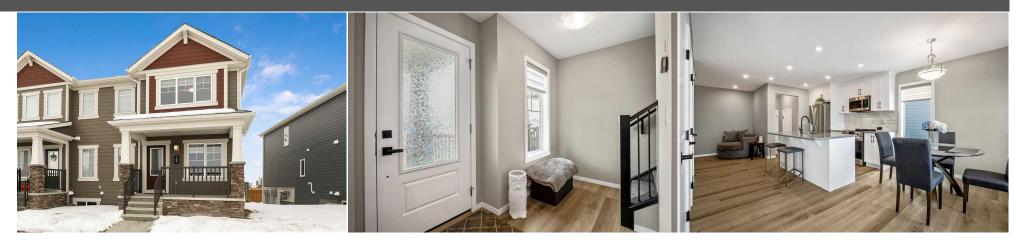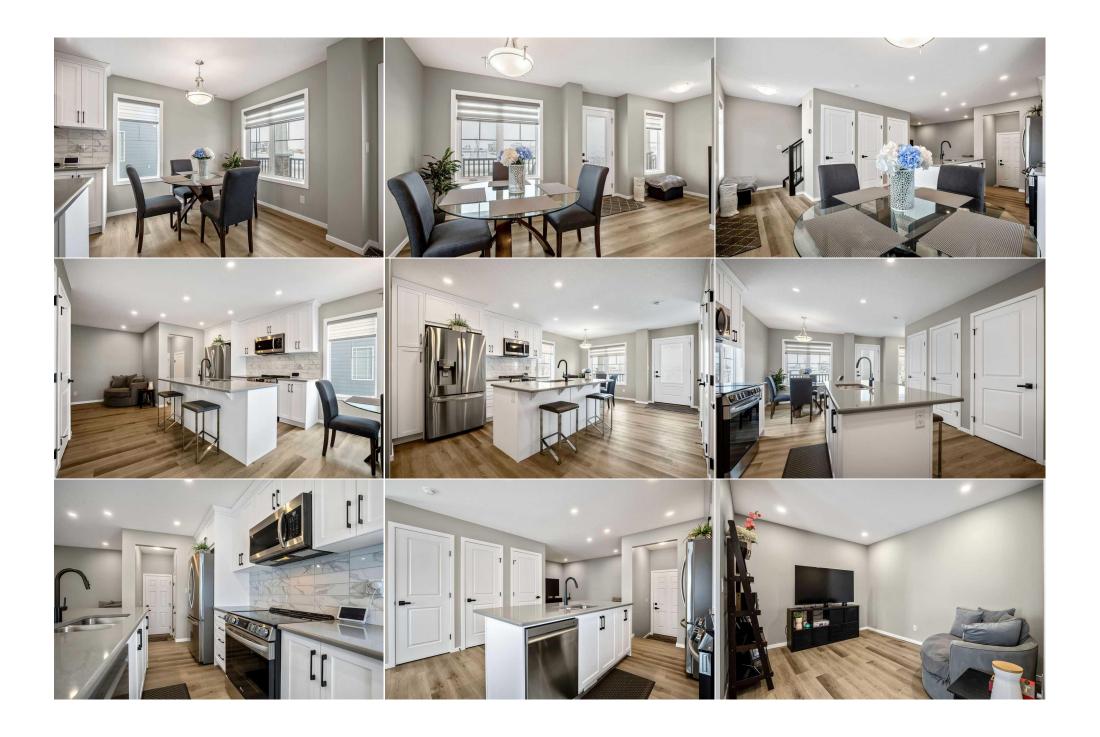|	
Title:	Zoning:
Fee Simple	**dc**
Legal Desc:	**2211806**

Remarks

Pub Rmks: **Welcome to your dream home! This isn't just any townhouse; it's a beautifully upgraded end unit with NO CONDO FEES! From the moment you lay eyes on its charming curb appeal, you'll feel the warmth of a place that's truly special. Step inside, and you're immediately struck by the bright, open concept design. The living room flows seamlessly into the dining area, and the kitchen? It's a masterpiece with high-end stainless steel appliances, sleek quartz countertops, ample storage, and a convenient pantry. Imagine whipping up meals here with your family gathered around. The main floor doesn't just stop at the kitchen. There's a cozy mudroom perfect for those snowy Alberta days, a handy 2-piece bath, and a double garage to keep your vehicles safe from the cold. Head upstairs, and you'll find the primary bedroom, complete with a walk-in closet and a 4-piece ensuite that feels like a personal spa. There are two more generous bedrooms sharing another 4-piece bath, and a bonus room with a window that's perfect for a playroom, home office, or whatever your heart desires. And let's not forget the upper-floor laundry – convenience at its best! The basement? It's your blank canvas, ready for your personal touch, with plumbing already roughed in for another bathroom. This townhouse isn't just about what's inside. Being an end unit, you get extra privacy and light. And the location? Just an 8-minute drive to Somerset/Bridlewood Train Station, close to parks, schools, bus stops, and just minutes from shopping and dining options. This place is move-in ready. Why wait? Come see why this end unit townhouse is the perfect place to call home. This version maintains the personal touch while highlighting the benefits of the end unit status, offering more privacy and typically more natural light.**
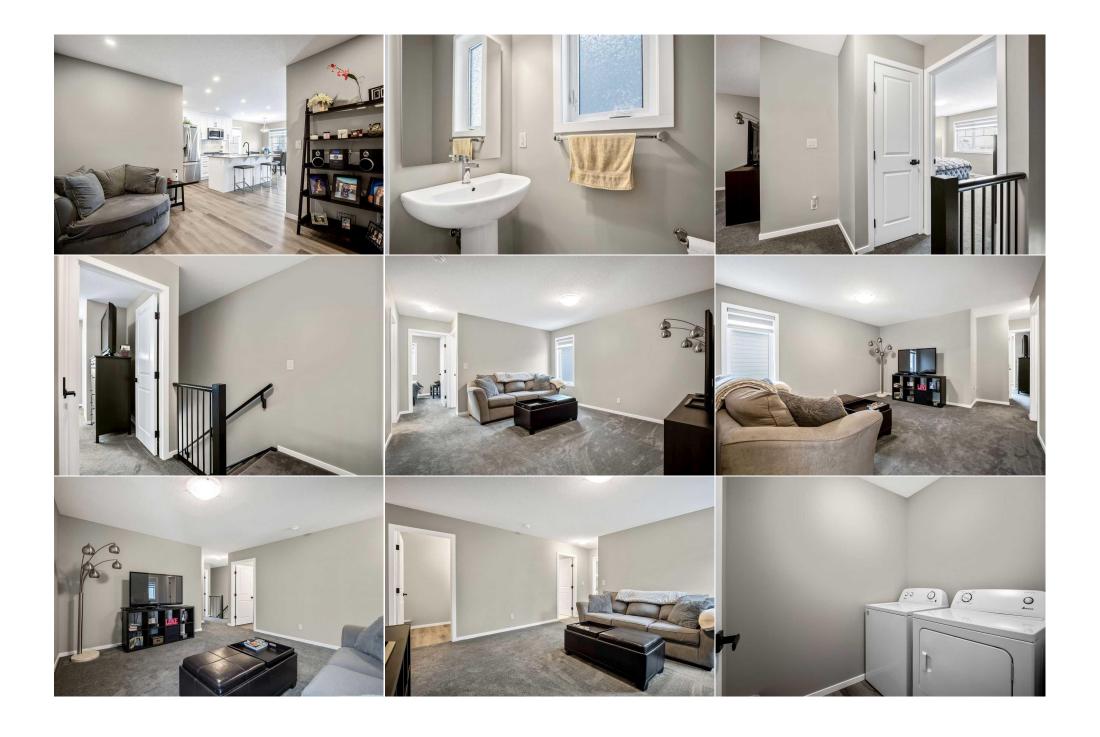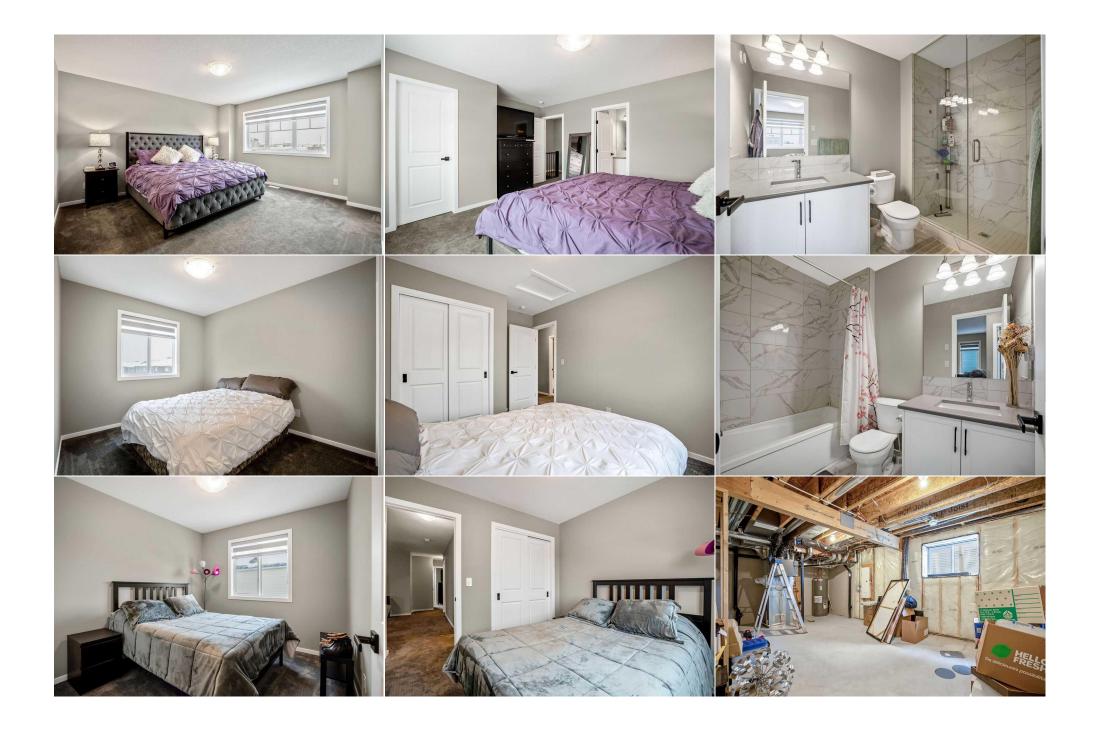
Inclusions: **n/a**

Property Listed By: **The Real Estate District**

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

Ripley End - Basement

Ripley End - First Floor

Ripley End - Second Floor