



THE A-TEAM

RE/MAX FIRST

257 YORKVILLE Boulevard, Calgary T2X 5H6

MLS®#: A2184325 Area: Yorkville Listing 12/22/24 List Price: \$574,900
Status: Active County: Calgary Change: -\$5k, 15-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2024
Finished Floor Area
Abv Sqft: 1,505
Low Sqft:
Ttl Sqft: 1,505
Lot Information
Lot Sz Ar: 1,797 sqft
Lot Shape:

DOM

41
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, City Lot, Cleared, Street Lighting
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle, Metal
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting, Playground, Private Entrance, Storage
Construction: Composite Siding, Concrete, Stone, Wood Frame
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, Family Room, etc.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**2311238**

Remarks

Pub Rmks: **Welcome to this NO CONDO FEE END UNIT TOWNHOME! Impressive curb appeal and a modern design blends with a highly functional layout boasting 3 beds / 3 baths and over 1500 sq ft of finished living area. This home has also been highly upgraded throughout - raised kitchen cabinets with crown molding, upgraded luxury vinyl plank, quartz countertops, tiled bathroom walls, as well as many additional pot light fixtures. Upon entry the open concept is exemplified with an inviting Kitchen/Dining/Living space on the main floor. The kitchen is equipped with stainless steel appliances, full height kitchen cabinets, and loads of counter space and storage! There is also a cozy living room, a large pantry closet, a 2 piece bath and double attached garage. Upstairs, the primary bedroom is bright and spacious and has a private 4 piece ensuite with a large walk-in shower. The bonus room provides more privacy for the primary bedroom from the other 2 bedrooms upstairs. There is also a full laundry room and a 4 piece bath that completes the upstairs. The lower level is bright and has a 3 piece bathroom rough-in that is perfect for a future bathroom. This amazing home is also conveniently located minutes away from the Somerset LRT STATION, large Commercial Centers that include IKEA, T & T Asian Market, the Tsuut'ina Costco, the South Health Campus Hospital and has quick access to highways. This is the perfect home for you. Book your showings today!**

Inclusions: **None**  
Property Listed By: **MaxWell Capital Realty**

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











