



THE
A-TEAM

**RE/MAX
FIRST**

141 YORKVILLE Boulevard, Calgary T2X 4K4

MLS®#: **A2186861** Area: **Yorkville** Listing Date: **01/15/25** List Price: **\$520,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **1,313 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,392**
 Low Sqft:
 Ttl Sqft: **1,392**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 9`5"	Kitchen	Main	11`2" x 12`11"
Living Room	Main	11`10" x 9`8"	2pc Bathroom	Main	
Laundry	Upper	3`4" x 5`8"	Bedroom - Primary	Upper	15`3" x 13`5"
3pc Ensuite bath	Upper		Bedroom	Upper	9`3" x 13`10"
4pc Bathroom	Upper		Bedroom	Upper	9`5" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912441

Zoning:
DC

Remarks

Pub Rmks:

NO CONDO FEE'S!! Discover this stunning 3-bedroom, 2.5-bathroom townhome in Calgary's sought-after Yorkville community. Nestled directly across from a scenic park, this home offers tranquil views and effortless access to outdoor activities. Step inside to a modern, open-concept layout featuring a chef-inspired kitchen with quartz countertops, stainless steel appliances, and abundant storage—perfect for both everyday living and entertaining. The durable luxury vinyl plank flooring throughout adds a touch of elegance while ensuring practicality. Enjoy your morning coffee or unwind on the spacious balcony off the main living area. The upper level is designed for convenience, boasting a dedicated laundry room and well-appointed bedrooms. The double attached garage provides ample space for vehicles and storage, while the undeveloped basement offers endless possibilities for customization, whether you envision a home gym, media room, or additional storage. This contemporary home is perfect for families or professionals seeking a peaceful community with modern amenities. Don't miss the opportunity to make this Yorkville gem your own. Contact us today to book your private showing!

Inclusions:
Property Listed By:

na
CIR Realty

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







