



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**413 YORKVILLE Avenue, Calgary T2X 5N1**

MLS®#: **A2189195**

Area: **Yorkville**

Listing Date: **01/21/25**

List Price: **\$518,990**

Status: **Pending**

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: **1,624 sqft**  
Lot Shape:

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

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Interior Lot,Street Lighting,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>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 8`11"</b>
<b>Pantry</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`2" x 12`11"</b>

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

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **TBV**

Zoning: **DC**

Remarks

Pub Rmks: **The Ripley End offers 1,469 sq. ft. in the Yorkville Community in Calgary. This 3 bedroom, 2.5 bath with 2 car Rear attached garage home features Design Studio finishes like Quartz countertop in kitchen, Luxury vinyl plank flooring throughout main floor, Knock down ceiling, 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! The design, selection and finishes may not be exactly as shown.**

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** CMES Ripley End - First Floor



Printed on 2/2/24

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's conceptions and may contain typographical errors and are not intended as a contract. Mattamy CMES reserves the right to make changes to these floor plans, elevations and dimensions without prior notice and without compensation. Stated dimensions and square footage are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from the actual, and is not intended to be used for any purpose without notice or compensation.

**mattamy** CMES Ripley End - Second Floor



Unselected Options: Bath Oasis, 4 Bedroom Plan  
Printed on 2/2/24

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**mattamy** CMES Ripley End - Basement



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