



THE
A-TEAM

**RE/MAX
FIRST**

311 YORKVILLE Avenue, Calgary T2X 5N3

MLS® #: **A2204892** Area: **Yorkville** Listing Date: **03/26/25** List Price: **\$493,990**
 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: **1,341**
 Low Sqft:
 Ttl Sqft: **1,341**

DOM

10
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,Rectangular Lot,Street Lighting**
 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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<u>Legal/Tax/Financial</u>					

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

Remarks

Pub Rmks: **** No Condo Fee Townhome directly across from the park! ** The Brooke offers 1341 sq. ft in the Yorkville community in Calgary. Located across from the park with Exclusive Brownstone Exterior. This 3 bedroom, 2.5 bath with 2 car Rear attached Garage home features design Studio finishes like quartz countertops in the kitchen, luxury vinyl plank floors, 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!**

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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

