

# **\$584,900 - 225 Yorkville Boulevard Sw, Calgary**

MLS® #A2210622

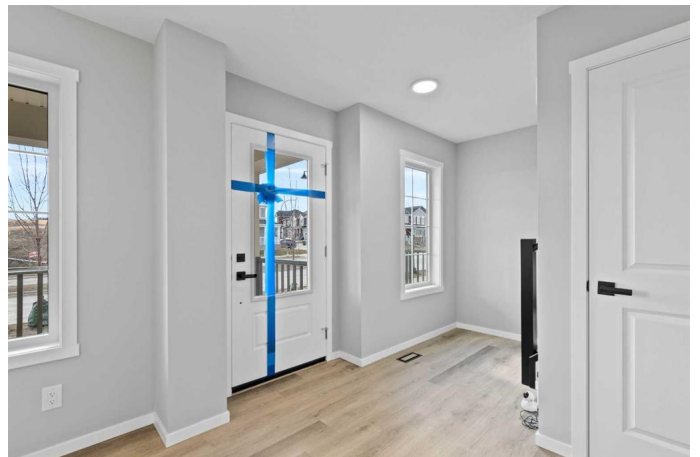
## **\$584,900**

3 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

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!

Built in 2025

**Essential Information**

MLS® #	A2210622
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	225 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5H6

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane, Paved
Roof	Asphalt Shingle, Metal
Construction	Brick, Concrete, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	DC

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.