

\$493,990 - 311 Yorkville Avenue Sw, Calgary

MLS® #A2204892

\$493,990

3 Bedroom, 3.00 Bathroom, 1,341 sqft
Residential on 0.04 Acres

Yorkville, Calgary, Alberta

**** 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!

Built in 2025

Essential Information

MLS® #	A2204892
Price	\$493,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,341
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status Active

Community Information

Address 311 Yorkville Avenue Sw
Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 5N3

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, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Lighting, Rain Gutters
Lot Description Back Lane, Interior Lot, Rectangular Lot, Street Lighting
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 26th, 2025
Days on Market 36
Zoning DC

Listing Details

Listing Office RE/MAX Crown

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 MLS®®, Multiple Listing Service® 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.