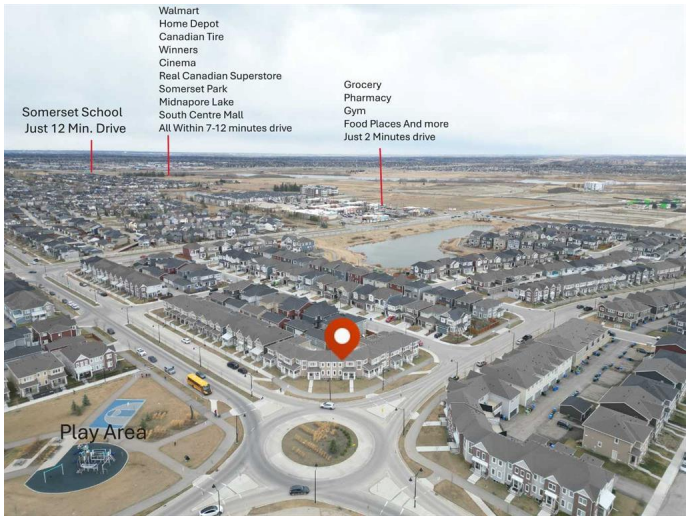
$549,000 - 264 Yorkville Avenue Sw, Calgary

MLS® #A2212798

$549,000
3 Bedroom, 3.00 Bathroom, 1,496 sqft
Residential on 0.06 Acres

Yorkville, Calgary, Alberta



Modern 3-Bedroom Townhouse in Yorkville â€“ No Condo Fees! Welcome to this beautifully maintained 3-bedroom, 2.5 - bath townhouse with finished basement nestled in the heart of Yorkville located across the playground. Offering plenty of space, modern comfort, and no condo fees, this is a home that truly stands out. Step inside to discover a bright and open layout featuring a modern kitchen with brand new gas stove, cozy living space, and thoughtful design throughout. Enjoy warm summer days or relaxing evenings on your huge private balcony, perfect for entertaining or just unwinding. The home also includes an attached painted double garage with hot cold hose bib for extra convenience, central air conditioning, and plenty of storage space to meet your everyday needs.
On demand transit facility available. Located close to parks, schools, shopping, Costco, Bridlewood C-train station, and quick access to major roadways, this home is ideal for families or professionals looking for low-maintenance living in a vibrant neighborhood.

Built in 2022

Essential Information

MLS® #	A2212798
Price	$549,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	264 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	Real Broker

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