# \$534,900 - 225 Yorkville Boulevard Sw, Calgary

MLS® #A2210622

## \$534,900

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







#### Built in 2025

#### **Essential Information**

MLS® # A2210622 Price \$534,900

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,

Quartz Counters, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Garage

Control(s), Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes
Basement Full

#### **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 207 Zoning DC

## **Listing Details**

Listing Office MaxWell Capital Realty

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