



## 51 Yorkville Avenue Calgary Alberta

\$499,900

Welcome to the vibrant community of Yorkville, where this exceptional 3-bedroom townhouse (Builder Size: 1,449 SqFt) with a double attached garage awaits its new owners! With NO CONDO FEES, this residence offers a modern and comfortable living space that's perfect for families and those looking to downsize without compromising on roominess. Boasting three generously sized bedrooms and 2.5 baths, this townhouse provides ample space. The open-concept design seamlessly integrates the living, dining, and kitchen areas, creating an ideal setting for entertaining guests or enjoying quality time with loved ones. Key features include CENTRAL AIR CONDITIONING, STAINLESS STEEL APPLIANCES with a GAS Stove, Quartz Countertops in the kitchen, a large SOUTH-FACING BALCONY, upstairs convenient laundry, and a loft. The spacious primary bedroom features a walk-in closet and a 4pc ensuite washroom, providing a serene space to unwind. The home also comes with a double attached garage with back lane access, ensuring convenience and abundant parking space for your vehicles or extra storage needs. The basement, with a 3pc WR Roughin, is ready for development, offering a blank canvas to create a personalized space that aligns with your unique preferences and lifestyle. This property is an excellent option for both homeowners and investors seeking a low-maintenance living experience. Located in the growing community of Yorkville in the southwest, this home is close to a playground, a community pond with walking trails, Dog Park, Skate Ring and various outdoor recreational opportunities. Enjoy proximity to essential amenities, schools, and shopping centers. Whether you're a young family in search of a comfortable and contemporary home, downsizing to a more manageable space, or exploring a promising investment opportunity, this townhouse in Yorkville is poised to exceed your expectations. S...

Living room 13.08 Ft x 10.83 Ft

Kitchen 11.67 Ft x 7.83 Ft

Dining room 9.58 Ft x 8.42 Ft

2pc Bathroom 5.67 Ft x 5.17 Ft

Primary Bedroom 13.17 Ft x 10.17 Ft

Bedroom 15.67 Ft x 9.42 Ft

Bedroom 13.58 Ft x 9.50 Ft

Loft 15.42 Ft x 8.75 Ft

4pc Bathroom 9.67 Ft x 5.08 Ft

4pc Bathroom 10.17 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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