



# 263 Yorkville Avenue Calgary Alberta

\$489,999

Welcome to an exceptional townhome nestled in the coveted Yorkville community, offering a rare blend of elegance and practicality. This residence, free from condo fees, presents an exclusive opportunity for first-time homebuyers and astute investors. The Brinkley model by Mattamy Homes, spanning 1430 sq ft per builder measurements, unveils a unique layout enhanced with numerous upgrades, triple-pane windows, and a cutting-edge SMART ECOBEE system. Distinguished by its exterior crafted from a combination of brick and Hardie board, a truly uncommon feature, this property exudes a distinctive charm. Upon entry, natural light permeates every corner, creating a welcoming ambiance. The open-concept main floor seamlessly integrates style and functionality, with a kitchen boasting a breakfast and conversation bar for four. The generously proportioned living and dining areas complement a window bench, offering a tranquil space to unwind, read, and enjoy the view. Strategically designed, the main floor features a mudroom and powder room discreetly tucked away. Ascending the stairs, a designated nook serves as an ideal home workspace. The upper level hosts three spacious bedrooms, including the primary bedroom with an ensuite bathroom, a sizable walk-in closet, and expansive windows overlooking the balcony. Enjoy the private upper floor balcony, perfect for entertaining friends or basking in sunlight and fresh air. A charming front porch provides a delightful spot for morning coffee. Enhancing convenience and security, the property includes a double attached garage with a discreet basement entrance accessible from both the garage and a corner location. Across the house lies a park with a basketball court, while another park, featuring a skate park, is within walking distance. Essential amenities such as Sobeys, Shoppers Drug Mart, BMO, and TD Bank are easily accessible on foot...

Primary Bedroom 12.42 Ft x 11.25 Ft  
Other 5.50 Ft x 4.58 Ft  
4pc Bathroom 7.58 Ft x 5.50 Ft  
Bedroom 11.67 Ft x 9.00 Ft  
Bedroom 11.25 Ft x 10.25 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 12.00 Ft x 11.42 Ft  
Kitchen 12.42 Ft x 9.50 Ft  
Dining room 8.33 Ft x 8.33 Ft  
Foyer 6.50 Ft x 6.17 Ft  
Other 8.00 Ft x 6.00 Ft  
2pc Bathroom 5.50 Ft x 4.00 Ft

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

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