



## 141 Yorkville Boulevard Calgary Alberta

\$520,000

NO CONDO FEE'S!! Discover this stunning 3-bedroom, 2.5-bathroom townhome in Calgary's sought-after Yorkville community. Nestled directly across from a scenic park, this home offers tranquil views and effortless access to outdoor activities. Step inside to a modern, open-concept layout featuring a chef-inspired kitchen with quartz countertops, stainless steel appliances, and abundant storage—perfect for both everyday living and entertaining. The durable luxury vinyl plank flooring throughout adds a touch of elegance while ensuring practicality. Enjoy your morning coffee or unwind on the spacious balcony off the main living area. The upper level is designed for convenience, boasting a dedicated laundry room and well-appointed bedrooms. The double attached garage provides ample space for vehicles and storage, while the undeveloped basement offers endless possibilities for customization, whether you envision a home gym, media room, or additional storage. This contemporary home is perfect for families or professionals seeking a peaceful community with modern amenities. Don't miss the opportunity to make this Yorkville gem your own. Contact us today to book your private showing! (id:6769)

Dining room 13.00 Ft x 9.42 Ft

Kitchen 11.17 Ft x 12.92 Ft

Living room 11.83 Ft x 9.67 Ft

2pc Bathroom Measurements not available

Laundry room 3.33 Ft x 5.67 Ft

Primary Bedroom 15.25 Ft x 13.42 Ft

3pc Bathroom Measurements not available

Bedroom 9.25 Ft x 13.83 Ft

4pc Bathroom Measurements not available

Bedroom 9.42 Ft x 11.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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