



15 Yorkville Avenue Calgary Alberta

\$519,900

PLEASE VIEW 3D TOURWelcome to 15 Yorkville Avenue SW, nestled in the vibrant and growing community of Yorkville in Southwest Calgary -- where comfort, style, and everyday convenience come together. Whether you're a discerning homeowner searching for modern functionality or an investor seeking low-maintenance value, this spacious Brinkley 2 model townhome offers an elegant lifestyle without condo fees. Your journey begins in the bright front foyer, where an open-concept design creates seamless flow throughout the main level. Natural sunlight fills the space, following you from the inviting living room into the beautifully upgraded kitchen -- perfect for both relaxed evenings and lively gatherings. The heart of the home is the stylish kitchen, featuring quartz countertops, stainless steel appliances, abundant cabinetry, and generous counter space. An oversized layout ensures cooking, hosting, and daily living feel effortless. Thoughtful design continues with a functional mudroom space leading to the oversized double attached garage -- offering extra storage or workspace potential. Rarely found in townhomes, the garage includes a water connection, adding versatility for hobbies or future customization. Upstairs, tranquility awaits. A smart layout offers three spacious bedrooms, including a serene primary retreat complete with a walk-in closet and private ensuite. Step outside to the large south-facing balcony, equipped with gas and water connections, creating the perfect setting for summer BBQs, morning coffee, or sunset relaxation. Unlike similar homes in the area, the basement remains unfinished -- providing a blank canvas for the next owner to design and develop according to their needs, whether that's a recreation space, home gym, office, or additional living area. Beyond the home itself, Yorkville offers a lifestyle rich in outdoor enjoyment and accessibility. Nea...

4pc Bathroom 8.25 Ft x 6.33 Ft
 4pc Bathroom 5.67 Ft x 7.67 Ft
 Bedroom 11.92 Ft x 12.00 Ft
 Bedroom 11.67 Ft x 13.00 Ft
 Primary Bedroom 13.92 Ft x 11.25 Ft

2pc Bathroom 4.83 Ft x 5.75 Ft
 Dining room 11.17 Ft x 8.92 Ft
 Kitchen 10.17 Ft x 8.92 Ft
 Living room 17.50 Ft x 11.58 Ft

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