



# 277 Yorkville Manor Calgary Alberta

\$539,000

Welcome to your new home in the heart of the desirable Yorkville Community in Southwest Calgary. This beautiful end unit townhouse offers an unparalleled blend of comfort, convenience, and style, with Central AC to keep you cool during the summer month, with the added benefit of NO CONDO FEES! 2 bedrooms, 2.5 bathrooms and 1,379 sq. ft. of tasteful decorated space. As you approach the house, you are greeted with a delightful railed front porch inviting you home and drawing you into the beautiful open concept main floor. Large windows in the living room provide tons of natural light. Kitchen is designed with modern white and navy cabinetry, stainless steel appliances, white quartz counter tops, attractive tiled backsplash plus an island/breakfast bar. The dining area also benefits from another large west-facing window adding to the grandness of the whole main floor. Carpeted stairs bring you to a well-lit second level with a bonus area whip can be used as an entertainment zone or home office. The primary bedroom appears even larger again due to the plentiful windows plus it has its own 4 piece modern ensuite and a spacious walk-in closet. the second bedroom shares access to a main 4 piece bath and a well-situated laundry room. The second floor railed balcony is accessed from the bonus area, has a bbq hookup and is a lovely place for entertaining or just enjoying nature and the neighbourhood. The basement is undeveloped with roughed in plumbing and provides further options for development. A double attached garage is accessible from the paved back lane. This home is close to Stoney and Deerfoot Trails, Macleod Trail. Quick access to Shawnessy Plaza for shopping, numerous playgrounds and a nearby walking path. Newly constructed in 2019, with upgraded lighting, central air conditioning and painted in neutral colours. Call today and set up an appointment fro your person...

Primary Bedroom 13.67 Ft x 14.25 Ft  
 Bedroom 10.50 Ft x 9.50 Ft  
 Bonus Room 14.08 Ft x 9.75 Ft  
 4pc Bathroom 5.50 Ft x 11.00 Ft  
 4pc Bathroom 5.08 Ft x 8.58 Ft

2pc Bathroom 2.75 Ft x 7.08 Ft  
 Living room 14.67 Ft x 11.08 Ft  
 Kitchen 10.17 Ft x 9.50 Ft  
 Dining room 10.17 Ft x 13.17 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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**RE/MAX Realty Professionals**

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