



## 64 Yorkville Avenue Calgary Alberta

\$535,000

Welcome to this charming townhouse in Yorkville with NO CONDO FEES! Open the door to an inviting, open concept living space. Two large windows in the living room allow ample natural light to flow. The kitchen boasts warm maple cabinetry, sleek full height tile backsplash, modern industrial lighting and faucet fixtures and a truffle siligrant Blanco sink. It's complimented by gorgeous granite countertops, undermount lighting, stainless steel appliances and a gas stove. Sure to check all your boxes for both luxury and comfort! Durable and attractive plank flooring runs through the main level. The mudroom with locker style built in, off the double attached garage entrance, is a perfect place to hang your coat after a long day at work. Head upstairs to unwind and put your feet up in the bonus room that offers a large glass sliding door allowing direct access to your private patio area. The spacious primary retreat is accented by a stunning ensuite. Step inside the stand alone tile shower or relax in the soaker tub. Appreciate your own space with the double vanity that continues the appeal of maple cabinetry and quartz countertop. Hosting guests will be a pleasure in the additional, ample sized bedroom. Finished off with its very own ensuite and walk in closet. The upper level is completed by a conveniently located laundry room to make chores a breeze. Yorkville is a perfect community for young families and professionals. It offers various green spaces, numerous parks and pathways. A 5-acre pond with a walking bridge, art structures, a skate park, and an off leash dog area. Yorkville allows easy access to Macleod Trail and Stoney Trail and is close to all essential amenities, including schools and the South Health Campus hospital. Don't miss this opportunity to live in this desirable home! (id:6769)

4pc Bathroom 4.92 Ft x 9.00 Ft

5pc Bathroom 7.58 Ft x 13.42 Ft

Bedroom 9.92 Ft x 13.17 Ft

Family room 8.58 Ft x 15.83 Ft

Laundry room 6.33 Ft x 5.58 Ft

Primary Bedroom 13.00 Ft x 15.33 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

Kitchen 12.00 Ft x 8.00 Ft

Living room 19.08 Ft x 14.25 Ft

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

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