

# \$500,000 - 145 Yorkville Boulevard Sw, Calgary

MLS® #A2244444

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,440 sqft

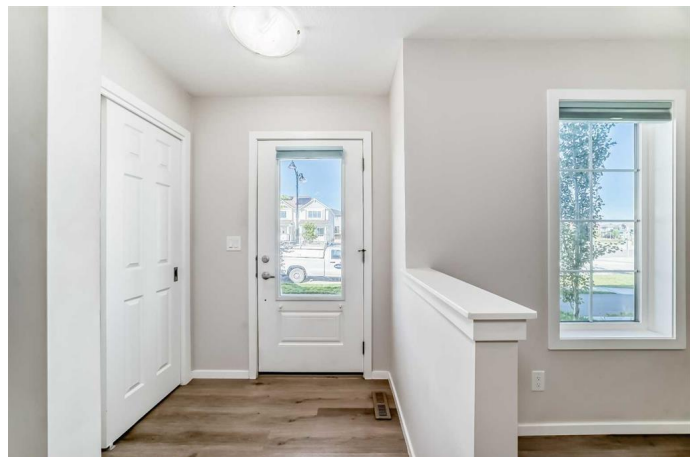
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Open house, Aug 31, 1- 3 pm. 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!

Built in 2021

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2244444      |
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,440         |
| Acres          | 0.03          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 145 Yorkville Boulevard Sw |
| Subdivision | Yorkville                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4K4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry           |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central                                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 46               |
| Zoning         | DC               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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