181 Yorkville Boulevard SW
Calgary, Alberta

MLS # A2228844

$568,000

Division:	Yorkville		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,516 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Wood Frame, Wood Siding	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	None

Don't miss out this UPGRADED, NO CONDO FEE, LOW MAINTENANCE Rowhouse. The open concept main floor is well laid out Living Room adjacent with Kitchen and Dining area. The stunning kitchen features high end stainless steel appliances, quartz counters. Cabinets plus two pantries provide plenty of storage space. The 2 pc bathroom and a mud room connecting to the Double attached garage. On second level, there are Primary bedroom with a walk-in closet and a 4 pc ensuite, two decent size Bedrooms with a 4pc main Bathroom, the spacious Bonus room with a south window, the upper floor LAUNDRY ROOM. Some of the upgrades are: Quartz counter tops in the kitchen, Knock down ceilings, Stainless Steel Appliances, Higher quality carpet, Additional storage shelves, etc. Basement is unfinished with roughed in plumbing for the washroom. This Rowhouse is at a fantastic location, very close to the community central park, kids playground, schools, bus stops. It's less than 10 minutes drive to Somerset C-train Station and Shawnessy Shopping Complex with all kinds of amenities.