

**48 YORKVILLE Avenue SW**  
**Calgary, Alberta**

**MLS # A2266735**



# \$495,000

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** None

Welcome to 48 Yorkville Avenue SW — a beautifully designed 2-bedroom, 3-bathroom end-unit townhome offering over 1,400 sqft of above-grade living space with absolutely NO CONDO FEES! This stylish home features dual primary suites, each with its own luxurious 5-piece ensuite, offering ultimate comfort and privacy. The open-concept main floor boasts a cozy fireplace in the living room, perfect for relaxing or entertaining. Upstairs, you'll find a versatile bonus room, ideal for a home office, media space, or playroom. Enjoy outdoor living with your own private balcony, and the convenience of a rear-attached garage. The home also includes 500+ sqft of undeveloped basement space, ready for your personal touch. Located in the welcoming community of Yorkville, close to parks, shopping, and major roadways — this is low-maintenance, modern living at its finest! Contact your Realtor