

**48 YORKVILLE Avenue SW  
Calgary, Alberta**

**MLS # A2266735**



**\$469,000**

**Division:** Yorkville

**Type:** Residential/Other

**Style:** 2 Storey

**Size:** 1,404 sq.ft. **Age:** 2019 (7 yrs old)

**Beds:** 2 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.03 Acre

**Lot Feat:** 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		
<b>Inclusions:</b>	None		

Welcome to \*\*48 Yorkville Avenue SW — a modern end-unit townhome offering over 1,400 sq. ft. of above-grade living space with absolutely NO CONDO FEES. With today's ownership costs, this home is comparable to a ~\$430,000 condo with typical fees — but without the ongoing monthly condo fees, making it an exceptional value for buyers seeking affordability, space, and low maintenance living. The open-concept main floor is designed for both comfort and entertaining, featuring a spacious living area and a functional kitchen with ample cabinetry, pantry, and island seating. Upstairs, you'll find two generously sized primary bedrooms, each with its own luxurious 5-piece ensuite, offering privacy and flexibility for professionals, roommates, or guests. A versatile upper-level bonus room provides the perfect space for a home office, media area, or lounge. Enjoy outdoor living on your private upper-level balcony, and the convenience of a rear-attached double garage. The unfinished basement (500+ sq. ft.) offers excellent future potential for additional living space, gym, or storage. Built in 2019 and located in the growing community of Yorkville, this well-maintained home is close to parks, schools, shopping, and major roadways — ideal for young professionals, first-time buyers, investors, or parents purchasing for adult children. A rare opportunity to own a modern, fee-simple townhome with no condo fees, flexible living space, and strong long-term value.