

**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

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Concrete, Vinyl Siding

Zoning: DC

Foundation: Poured Concrete, Wood

Utilities: -

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry

Inclusions: 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.