

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.