



**GRASSROOTS**

REALTY GROUP

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**97 Yorkville Boulevard SW  
Calgary, Alberta**

**MLS # A2277782**



**\$479,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** No

**NO CONDO FEES!** Welcome to this beautiful End-Unit townhome in the flourishing community of Yorkville. Step inside and be greeted by the bright, open-concept main floor featuring a modern kitchen and a harmonious living room and dining area, with plenty of modern cabinets. The upgraded quartz countertops and stainless steel appliances make this kitchen a dream for the home chef. The upper level offers plenty of space with 3 good-sized bedrooms, a cozy family room, and a laundry room. A 5-piece en-suite bathroom and another 4-piece bathroom on this level provide great convenience to the family. With main windows facing either east or west, this house is completely cherished with refreshing morning sun and soothing afternoon light. A double attached garage is conveniently accessed from the back alley. A vibrant playground is located just across the road. Close to all amenities, shopping, parks, and restaurants, and quick access to the ring road and other major roadways. Book a showing today!