



**12 Yorkville Avenue SW**  
**Calgary, Alberta**

**MLS # A2307414**



**\$544,900**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, Pantry		

**Inclusions:** All customized window coverings and Corner cabinet in the dining room.

Beautifully maintained original-owner home built by Mattamy, showcasing true pride of ownership throughout! Freshly painted and move-in ready, this stylish property offers modern upgrades and a functional open-concept layout, perfect for everyday living and entertaining. The bright and welcoming entryway features a clean, contemporary aesthetic with a spacious foyer and elegant staircase, setting the tone for the rest of the home. The main floor offers a bright and inviting living space with large windows, a contemporary fireplace feature wall, and a stunning kitchen complete with stainless steel appliances, upgraded cabinetry, and a spacious breakfast bar—ideal for hosting family and friends. The second floor features a well-designed and functional layout with three spacious bedrooms, two full bathrooms, and a versatile flex room with direct access to the balcony. This flexible space is perfect for a home office, study area, reading nook, or additional lounge space. The primary bedroom serves as a comfortable retreat, complete with its own private ensuite featuring a stand-up shower. The two additional bedrooms are bright and generously sized, perfect for family and guests and share a thoughtfully finished 4-piece bathroom with modern fixtures and ample space. A standout feature of this level is the outdoor balcony, ideal for relaxing or entertaining, complete with a gas line for BBQs. Enhancing both comfort and privacy, the upper deck also includes a fully constructed privacy wall on the left side, perfect for enjoying your space with added seclusion. The basement is a fantastic opportunity, featuring two large egress windows, a bathroom rough-in, and a spacious open layout, ready for your personal touch and future development. Enjoy great curb appeal with a charming front entrance and low-maintenance landscaping. Located in the desirable,

family-friendly community of Yorkville, Calgary, close to parks, schools, shopping, and major routes, this is a fantastic opportunity to own a turnkey home that has been lovingly cared for since day one.