



GRASSROOTS
REALTY GROUP

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362 Yorkville Boulevard SW
Calgary, Alberta

MLS # A2329473

\$526,990



Division:	Yorkville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Irregular Lot, Reverse Pie Shaped Lot, St		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

Welcome to the Brinkley Prairie by Mattamy Homes, a thoughtfully designed 1,489 sq. ft. townhouse in the sought-after community of Yorkville in SW Calgary. Step onto the welcoming front porch and into a bright, open-concept main floor featuring a spacious great room that flows seamlessly into the dining area, creating the perfect space for entertaining or relaxing at home. At the heart of the home is the distinctive U-shaped kitchen, complete with quartz countertops, abundant cabinetry, and a breakfast and conversation bar with seating for four. A convenient mudroom and powder room are discreetly positioned to the side, maximizing both functionality and living space. Upstairs, a versatile central nook offers the perfect space for a home office, study area, or reading corner, with direct access to a large private balcony. The spacious primary bedroom also opens onto the balcony through sliding patio doors and features a walk-in closet and private ensuite, creating a comfortable retreat. Two additional bedrooms with large windows are located near the full bathroom, providing an ideal layout for family or guests. Outside, enjoy an extra-large front yard that enhances the home's curb appeal and outdoor living space. Located in the vibrant SW Calgary community of Yorkville, residents will enjoy access to planned schools, parks, pathways, playgrounds, and future recreational amenities designed to complement an active lifestyle. Hurry and book your showing today!