



**GRASSROOTS**  
REALTY GROUP

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129 Yorkville Avenue  
Calgary, Alberta

MLS # A2333917



**\$487,500**

|           |                                           |        |                  |
|-----------|-------------------------------------------|--------|------------------|
| Division: | Yorkville                                 |        |                  |
| Type:     | Residential/Four Plex                     |        |                  |
| Style:    | 2 Storey                                  |        |                  |
| Size:     | 1,448 sq.ft.                              | Age:   | 2022 (4 yrs old) |
| Beds:     | 3                                         | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached                    |        |                  |
| Lot Size: | 0.03 Acre                                 |        |                  |
| Lot Feat: | Back Lane, Landscaped, Level, See Remarks |        |                  |

|             |                                                               |            |    |
|-------------|---------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                    | Water:     | -  |
| Floors:     | Carpet, Laminate                                              | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                               | Condo Fee: | -  |
| Basement:   | Full                                                          | LLD:       | -  |
| Exterior:   | Wood Frame                                                    | Zoning:    | DC |
| Foundation: | Poured Concrete                                               | Utilities: | -  |
| Features:   | No Animal Home, No Smoking Home, Quartz Counters, See Remarks |            |    |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

INVESTOR ALERT! This is a great opportunity to add a turnkey rental property to your portfolio, with a fixed lease already in place until July 2027. Best of all, this townhome has NO condo fees. The main floor features an open and inviting layout with a spacious living room, dining area, and a large kitchen complete with quartz countertops and stainless steel appliances. You’ll also find a convenient half bathroom, mudroom, and direct access to the attached double garage. Upstairs offers three generously sized bedrooms, including a spacious primary bedroom with a 4 piece ensuite, large walk-in closet, and its own private balcony. An additional 4 piece bathroom and upper-floor laundry complete the level. The unfinished basement provides plenty of additional storage and future potential. Located in the well sought-after and growing community of Yorkville, this home is within walking distance to parks and pathways while being just minutes from Macleod Trail and Stoney Trail. Don’t miss this opportunity to add a well located investment property to your portfolio!