



GRASSROOTS
REALTY GROUP

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38 Yorkville Drive SW
Calgary, Alberta

MLS # A2347282



\$499,990

Division:	Yorkville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot, Street Lighting		

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

Inclusions:	Builders Appliance Package
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**** No Condo Fee Townhome steps away from the future CBE School! **** The Ripley End offers 1469 sq. ft in the Yorkville community in Calgary. Located across from the park with Exclusive Brownstone Exterior. This 3 bedroom, 2.5 bath with 2 car Rear attached Garage home features design Studio finishes like quartz countertops in the kitchen, luxury vinyl plank floors, stainless steel kitchen appliances and much more. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!