

# **\$579,900 - 153 Yorkville Avenue Sw, Calgary**

MLS® #A2226479

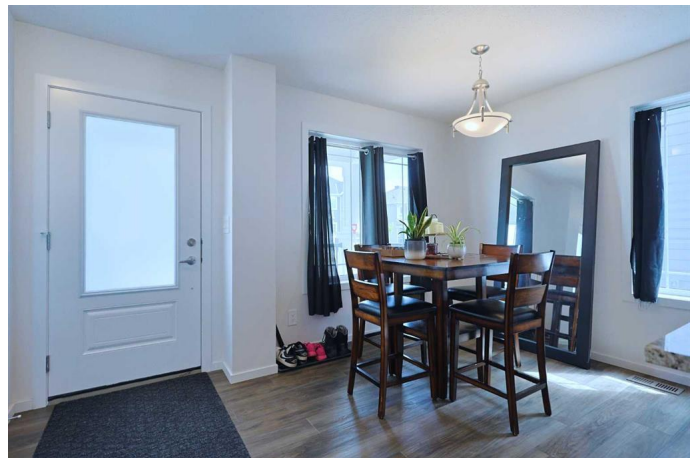
**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

This is your chance to make your home in the vibrant Southwest Calgary community of Yorkville in this fantastic townhome from Mattamy Homes. With no monthly maintenance fees, this lovely two storey end unit has vinyl plank floors & granite counters, 3 bedrooms + bonus room, 2.5 bathrooms & attached 2 car garage. Bright & airy floorplan featuring open concept dining area with windows on 2 sides, inviting living room & maple kitchen with granite counters & centre island, pantry & Samsung stainless steel appliances. Head on upstairs to 3 great-sized bedrooms & 2 full baths, with a bonus room area in between. The primary bedroom has a walk-in closet & its own private ensuite. The unspoiled lower level offers tremendous potential for future developmentâ€”perfect space for another bedroom, rec room & bathroom. Additional features include the 2nd floor laundry room with Samsung washer & dryer, hot/cold water taps in the garage, covered front porch & durable Hardie Board exterior. A park & stormwater pond with winding trails are both within walking distance, & the Yorkville Park with its playground & skate park is just minutes away. Quick access to both 194 Avenue & Sheriff King Street means you are only a short drive to area shopping & Spruce Meadows, & Stoney & MacLeod Trails are a short hop, skip & away so you are within easy reach to major retail centers & schools, Sikome Lake & Fish Creek Park, South Health Campus & downtown!



Built in 2022

## Essential Information

MLS® #	A2226479
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,527
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	153 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	59
Zoning	DC

**Listing Details**

Listing Office	Royal LePage Benchmark
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