

# \$519,900 - 125 Yorkville Avenue Sw, Calgary

MLS® #A2246671

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Step into this bright and charming Yorkville townhome, perfectly designed for modern living. The immaculate living room offers a warm, inviting space for relaxing or entertaining. The upgraded, crisp white kitchen features gleaming quartz countertops, stainless steel appliances, and plenty of storage for all your culinary needs. Upstairs, youâ€™ll find three well-sized bedrooms, including a primary suite with a private 3-piece ensuite, plus a stylish 4-piece main bath and convenient laundry room. The south-facing balcony above the attached double garage is the perfect spot to soak up the sun and enjoy your morning coffee, or those warm summer evenings. Upgraded with high-end shutters on the interior, and Hardie Board Siding on the exterior! The undeveloped basement awaits your personal touch, offering endless possibilities. Ideally located in the growing Yorkville community, this home blends comfort, style, and potential in one perfect package.

Built in 2023

## Essential Information

MLS® #	A2246671
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,389
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	125 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Lawn, Level, Street Lighting, Wooded
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 11th, 2025
Days on Market	2
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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