# \$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, you'II 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**

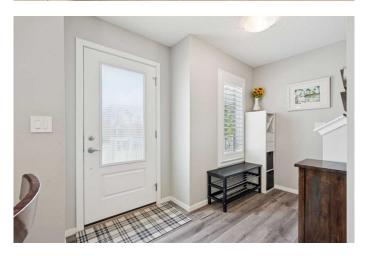
MLS® # A2246671 Price \$519.900

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 3
Zoning DC

Listing Details

# Listing Office RE/MAX iRealty Innovations

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