# \$528,990 - 299 Yorkville Avenue Sw, Calgary

MLS® #A2221106

## \$528,990

3 Bedroom, 3.00 Bathroom, 1,489 sqft Residential on 0.04 Acres

Yorkville, Calgary, Alberta

The Ripley End's large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This open concept living space creates the ultimate entertaining and family environment. A stunning kitchen with an island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a walk-in closet and an ensuite. Photos are representative.



#### **Essential Information**

MLS® # A2221106 Price \$528,990

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,489
Acres 0.04
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active





## **Community Information**

Address 299 Yorkville Avenue Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X4X4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 22nd, 2025

Days on Market 3

Zoning TBD

## **Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.