

\$500,000 - 145 Yorkville Boulevard Sw, Calgary

MLS® #A2244444

\$500,000

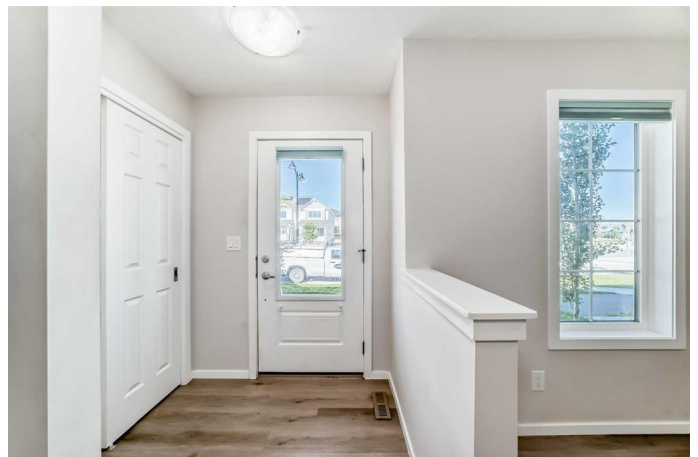
3 Bedroom, 3.00 Bathroom, 1,440 sqft
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Open house, Aug 31, 1- 3 pm. NO CONDO FEE'S!! Discover this stunning 3-bedroom, 2.5-bathroom townhome in Calgary's sought-after Yorkville community. Nestled directly across from a scenic park, this home offers tranquil views and effortless access to outdoor activities. Step inside to a modern, open-concept layout featuring a chef-inspired kitchen with quartz countertops, stainless steel appliances, and abundant storage—perfect for both everyday living and entertaining. The durable luxury vinyl plank flooring throughout adds a touch of elegance while ensuring practicality. Enjoy your morning coffee or unwind on the spacious balcony off the main living area. The upper level is designed for convenience, boasting a dedicated laundry room and well-appointed bedrooms. The double attached garage provides ample space for vehicles and storage, while the undeveloped basement offers endless possibilities for customization, whether you envision a home gym, media room, or additional storage. This contemporary home is perfect for families or professionals seeking a peaceful community with modern amenities. Don't miss the opportunity to make this Yorkville gem your own. Contact us today to book your private showing!

Built in 2021

Essential Information



MLS® #	A2244444
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	145 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	28
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.