

# \$519,900 - 285 Yorkville Boulevard Sw, Calgary

MLS® #A2265513

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

Welcome to this beautiful end-unit townhome with no condo fees in the desirable community of Yorkville. Step inside and be greeted by the bright, open-concept main floor featuring a modern kitchen and dining area. The upgraded quartz countertops, spacious pantry, and stainless steel appliances make this kitchen a dream for the home chef.

The inviting living room on the main floor and the large bonus room on the upper level offer plenty of space for family time and entertaining guests. The west-facing primary bedroom features triple-pane windows, a 4-piece ensuite bathroom, and a walk-in closet, filling the room with warm afternoon sunshine. Two additional east-facing bedrooms are generously sized, offering refreshing morning light to start your day right.

A second 4-piece bathroom and convenient upper-floor laundry complete the upper level. This lovely home also comes equipped with air conditioning, a water softener, and a reverse osmosis water purification system for added comfort and quality living.

Located just steps away from a playground and close to Ron Southern School (K&#6), this home also offers easy access to Stoney Trail, Macleod Trail, and nearby natural reserves. Contact your favorite agent to book a showing today!

Built in 2024

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265513      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,514         |
| Acres          | 0.04          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 285 Yorkville Boulevard Sw |
| Subdivision | Yorkville                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 5H7                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows                                                                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Electric Water Heater |
| Heating           | Forced Air                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                 |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Playground |
|-------------------|------------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Lane, Corner Lot |
| Roof            | Asphalt Shingle       |
| Construction    | Wood Frame            |
| Foundation      | Poured Concrete       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 3                  |
| Zoning         | MC                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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