

**47 Yorkville Boulevard SW**  
**Calgary, Alberta**

**MLS # A2309035**



**\$490,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** TV & TV wall mount on main floor, chairs on front porch

No Condo Fees! Impeccably maintained end-unit townhome in the heart of Yorkville, offering the space and privacy of a detached home without the added monthly fees. Thoughtfully upgraded throughout, this elegant two-storey residence offers over 1,500 sq ft of stylish and functional living space designed for modern family living. Step inside from the welcoming front porch into a bright, open-concept main floor featuring luxury vinyl plank flooring and expansive windows that flood the home with natural light. The spacious great room flows seamlessly into the dining area and contemporary kitchen, complete with a large island with breakfast bar seating, quartz countertops, designer tile backsplash, white cabinetry, upgraded stainless steel appliances, and an abundance of prep and storage space, perfect for entertaining and everyday living. A convenient 2-piece powder room and direct access to the double attached garage complete the main level. Upstairs, the spacious primary retreat features a walk-in closet and luxurious 5-piece ensuite with a walk-in shower and relaxing soaker tub. Two additional well-sized bedrooms, a versatile central loft area ideal for a home office, TV room, or play space, a full 4-piece bathroom, and upper-floor laundry provide excellent functionality for families. The unfinished lower level offers future development potential, with a bathroom rough-in already in place, allowing you to customize the space to suit your needs. Located in one of Calgary's growing southwest communities, Yorkville offers quick access to Macleod Trail and Stoney Trail for convenient commuting throughout the city. Residents enjoy the close proximity to the Somerset-Bridlewood LRT station, major shopping destinations, parks, restaurants, playgrounds, and recreational amenities, while South Health Campus is also easily accessible. A rare opportunity to

own a nearly new, fully upgraded end-unit home in a vibrant and expanding community combining modern design, everyday convenience, and exceptional value.