

129 Yorkville Avenue SW
Calgary, Alberta

MLS # A2333917



\$487,500

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions:	N/A
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INVESTOR ALERT! This is a great opportunity to add a turnkey rental property to your portfolio, with a fixed lease already in place until July 2027. Best of all, this townhome has NO condo fees. The main floor features an open and inviting layout with a spacious living room, dining area, and a large kitchen complete with quartz countertops and stainless steel appliances. You’ll also find a convenient half bathroom, mudroom, and direct access to the attached double garage. Upstairs offers three generously sized bedrooms, including a spacious primary bedroom with a 4 piece ensuite, large walk-in closet, and its own private balcony. An additional 4 piece bathroom and upper-floor laundry complete the level. The unfinished basement provides plenty of additional storage and future potential. Located in the well sought-after and growing community of Yorkville, this home is within walking distance to parks and pathways while being just minutes from Macleod Trail and Stoney Trail. Don’t miss this opportunity to add a well located investment property to your portfolio!