

188 Yorkville Avenue SW
Calgary, Alberta

MLS # A2354070

\$488,888

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: None

Welcome to this charming townhouse in Yorkville, SW Calgary, offered at \$488,888! With approximately 1,250 sq. ft. of living space, 3 bedrooms, 2.5 bathrooms, a mostly finished basement, and an oversized double attached garage, this home offers comfort, functionality, and excellent value — with no condo fees! The bright main floor features a spacious living room, a separate dining area, and a well-appointed kitchen with granite countertops, rich dark cabinetry, stainless steel appliances, and a convenient breakfast bar. A half bath and direct access to the garage add everyday convenience. Step outside to your private terrace, perfect for summer barbecues, outdoor dining, or relaxing with friends - without the hassle of lawn maintenance! Upstairs, the primary bedroom offers a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide space for family, guests, or a home office. The mostly finished basement adds even more flexibility, ideal for a recreation room, home theatre, games room, or workspace. Laundry is conveniently located downstairs, with bathroom rough-ins already in place. The home has been professionally cleaned, including shampoo cleaning of the carpets, so you can move in and enjoy your new space. Enjoy life in Yorkville, a growing southwest Calgary community with green spaces, walking paths, and a scenic pond with fountains. You'll also appreciate quick access to Macleod Trail and Stoney Trail, plus nearby shopping, schools, golf courses, Spruce Meadows, and the professional soccer stadium. With air conditioning, an oversized double attached garage, no condo fees, and versatile living space, this home is a wonderful opportunity for first-time buyers, families, or investors. Don't miss your chance to make it yours!