

**311 Yorkville Avenue SW**  
**Calgary, Alberta**

**MLS # A2204892**



**\$493,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2025 (0 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, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* No Condo Fee Townhome directly across from the park! \*\*** The Brooke offers 1341 sq. ft in the Yorkville community in Calgary. Located across from the park with Exclusive Brownstone Exterior. This 3 bedroom, 2.5 bath with 2 car Rear attached Garage home features design Studio finishes like quartz countertops in the kitchen, luxury vinyl plank floors, stainless steel kitchen appliances and much more. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!