

# \$539,000 - 181 Yorkville Boulevard Sw, Calgary

MLS® #A2228844

**\$539,000**

3 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

Huge price drop! NO CONDO FEE

Rowhouse, the open concept main floor is well laid out Living Room adjacent with Kitchen and Dining area. The stunning kitchen features high end stainless steel appliances, quartz counters. Cabinets plus two pantries provide plenty of storage space. The 2 pc bathroom and a mud room connecting to the Double attached garage. On second level, there are Primary bedroom with a walk-in closet and a 4 pc ensuite, two decent size Bedrooms with a 4pc main Bathroom, the spacious Bonus room with a south window, the upper floor LAUNDRY ROOM. Some of the upgrades are: Quartz counter tops in the kitchen, Knock down ceilings, Stainless Steel Appliances, Higher quality carpet, Additional storage shelves, etc. Basement is unfinished with roughed in plumbing for the washroom. This Rowhouse is at a fantastic location, very close to the community central park, kids playground, schools, bus stops. It's less than 10 minutes drive to Somerset C-train Station and Shawnessy Shopping Complex with all kinds of amenities.

Built in 2024

## Essential Information

MLS® # A2228844

Price \$539,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	181 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0R4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Central Air Conditioner, Electric Range, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Wood Frame, Concrete, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	100
Zoning	DC

**Listing Details**

Listing Office	Evertrust Realty
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