

281 Yorkville Boulevard SW  
Calgary, Alberta

MLS # A2181522



**\$549,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Double Garage Attached, Enclosed, Garage Door Op		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this beautiful NO CONDO FEES, FULLY UPGRADED, DOUBLE GARAGE ATTACHED Townhouse, first time on the market and NEVER been lived in before. The charming curb appeal will capture your heart at first glance. As soon as you walk into the house, you are greeted with very bright and open concept. There is a well laid out LIVING ROOM adjacent with the dining room and a stunning kitchen which has high end stainless steel appliances, quartz counter tops, lots of storage space and a PANTRY. The main floor also has a 2pc bath, a mud room and a DOUBLE CAR GARAGE ATTACHED for your cold snowy Alberta winters. Upper floor has primary bedroom with a walk-in closet & ensuite 4pc bath, two very decent size bedroom with a 4pc bath, a very good size BONUS ROOM with a window and the show stopper is the upper floor LAUNDRY ROOM. Basement is unfinished and waiting for your ideas to get finished, roughed in plumbing for the washroom is done already. Some of the upgrades are and not limited to, quartz counter tops in the kitchen, knock down ceilings, LVP Flooring, Stainless Steel Appliances, better quality carpets, wooden spindles on the top of the stairs, upgraded washer and dryer. The LOCATION of this Townhouse is absolutely fantastic, only 8 minutes drive to Somerset/Bridlewood TRAIN STATION, it's very close to the kids park, close to schools, bus stops, only few minutes away from a shopping complex/strip mall and various restaurants. Don't wait, this Townhouse is ready to move in.