

# \$495,000 - 48 Yorkville Avenue Sw, Calgary

MLS® #A2266735

**\$495,000**

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.03 Acres

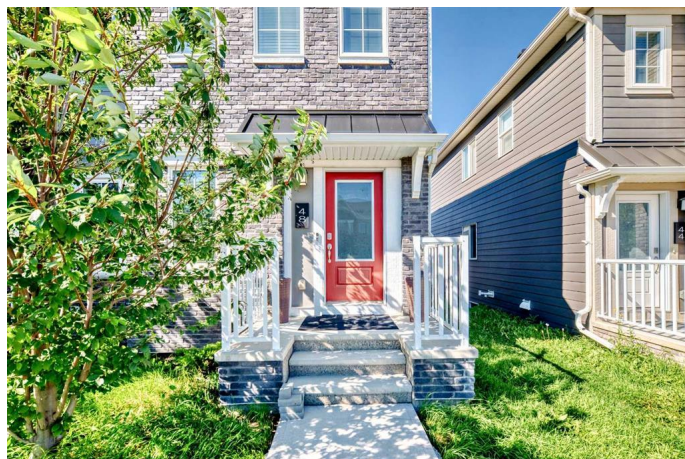
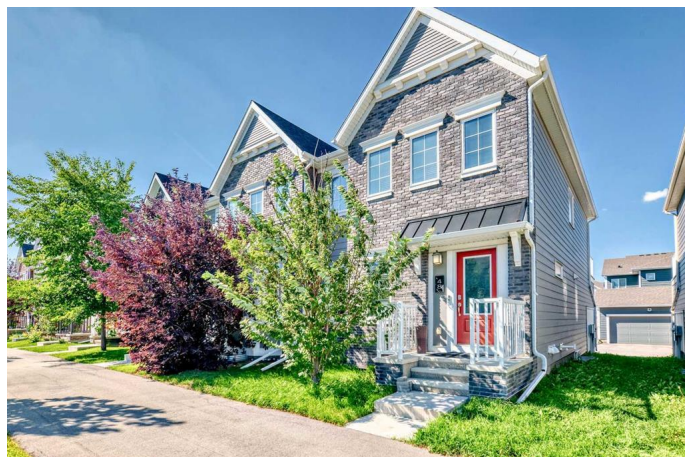
Yorkville, Calgary, Alberta

Welcome to 48 Yorkville Avenue SW â€” a beautifully designed 2-bedroom, 3-bathroom end-unit townhome offering over 1,400 sqft of above-grade living space with absolutely NO CONDO FEES! This stylish home features dual primary suites, each with its own luxurious 5-piece ensuite, offering ultimate comfort and privacy. The open-concept main floor boasts a cozy fireplace in the living room, perfect for relaxing or entertaining. Upstairs, you'll find a versatile bonus room, ideal for a home office, media space, or playroom. Enjoy outdoor living with your own private balcony, and the convenience of a rear-attached garage. The home also includes 500+ sqft of undeveloped basement space, ready for your personal touch. Located in the welcoming community of Yorkville, close to parks, shopping, and major roadways â€” this is low-maintenance, modern living at its finest! Contact your Realtor

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266735  |
| Price          | \$495,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,404     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2019          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 48 Yorkville Avenue Sw |
| Subdivision | Yorkville              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4J5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer, ENERGY STAR Qualified Appliances, Humidifier |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full                                                                                                                            |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Back Lane, Landscaped                    |
| Roof              | Asphalt Shingle                          |
| Construction      | Composite Siding, Concrete, Vinyl Siding |
| Foundation        | Poured Concrete, Wood                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 8                  |

ZoningDC

Listing Details

Listing OfficeD Gees Realty Inc.

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