

# \$519,900 - 51 Yorkville Avenue Sw, Calgary

MLS® #A2218779

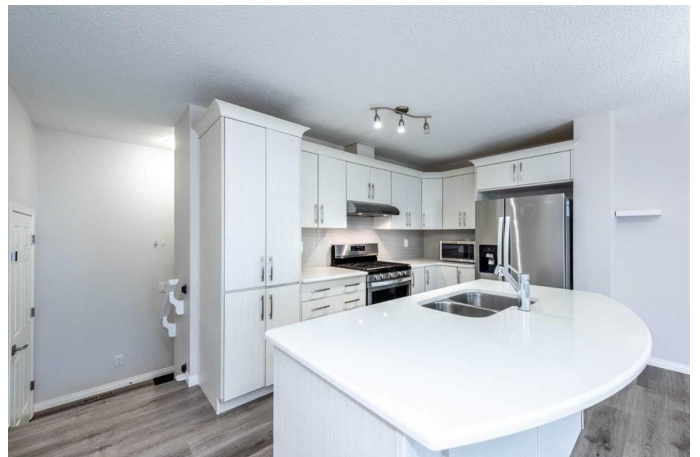
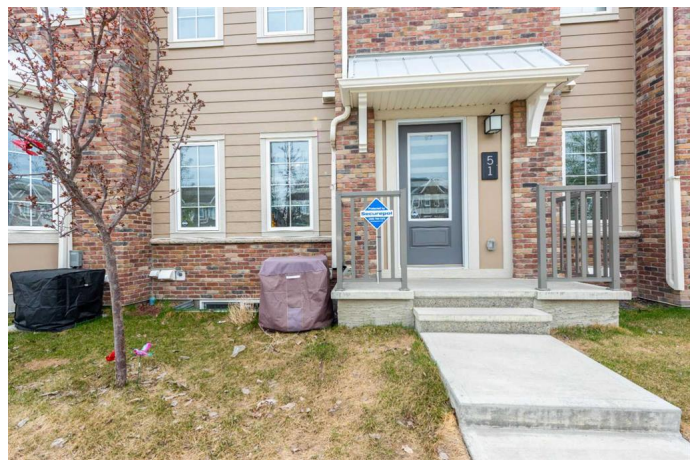
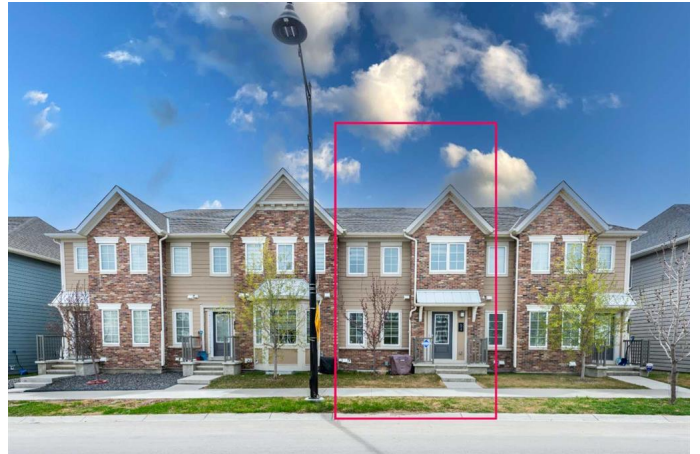
**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,467 sqft  
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Welcome to this beautifully maintained, Central Air-Condition, no-condo-fee townhome located in the sought-after and vibrant community of Yorkville. Designed for modern living, this home features central air conditioning, an open-concept layout, and high-end finishes throughout.

The heart of the home is the elegant kitchen, complete with a gas cooktop, premium stainless steel appliances, and ample counter space—perfect for both everyday living and entertaining. Enjoy the abundance of natural light pouring in through newly installed, high-quality window coverings. Offering 3 spacious bedrooms and 2.5 bathrooms, this property includes a luxurious primary suite with a large walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a full bathroom provide flexibility for families or guests. The convenient upper-level laundry room adds to the home's functional layout. Step outside to a sun-soaked, south-facing balcony, ideal for morning coffee or evening gatherings. The attached double garage with rear lane access offers both convenience and security. Yorkville is a thoughtfully planned community offering parks, a scenic pond, and green spaces, all within walking distance. Located just minutes from MacLeod Trail, Deerfoot Trail, Stoney Trail, major shopping centres, and C-Train access, this location provides unbeatable connectivity. Public transit is just steps away. This is your chance to enjoy the best of low-maintenance living in a rapidly



growing, family-friendly neighborhood.  
Donâ€™t miss this opportunityâ€”contact your  
Realtor today to book a private showing!

Built in 2019

### Essential Information

MLS® #	A2218779
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	51 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4K3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Central
Cooling	Central Air, Full
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	16
Zoning	DC

## Listing Details

Listing Office	Royal LePage Solutions
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