

\$519,900 - 285 Yorkville Boulevard Sw, Calgary

MLS® #A2265513

\$519,900

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.04 Acres

Yorkville, Calgary, Alberta

Welcome to this beautiful end-unit townhome with no condo fees in the desirable community of Yorkville. Step inside and be greeted by the bright, open-concept main floor featuring a modern kitchen and dining area. The upgraded quartz countertops, spacious pantry, and stainless steel appliances make this kitchen a dream for the home chef.

The inviting living room on the main floor and the large bonus room on the upper level offer plenty of space for family time and entertaining guests. The west-facing primary bedroom features triple-pane windows, a 4-piece ensuite bathroom, and a walk-in closet, filling the room with warm afternoon sunshine. Two additional east-facing bedrooms are generously sized, offering refreshing morning light to start your day right.

A second 4-piece bathroom and convenient upper-floor laundry complete the upper level. This lovely home also comes equipped with air conditioning, a water softener, and a reverse osmosis water purification system for added comfort and quality living.

Located just steps away from a playground and close to Ron Southern School (K 6), this home also offers easy access to Stoney Trail, Macleod Trail, and nearby natural reserves. Contact your favorite agent to book a showing today!

Built in 2024

Essential Information



MLS® #	A2265513
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	285 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5H7

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Electric Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
-------------------	------------

Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	4
Zoning	MC

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.