

# \$495,990 - 154 Yorkville Boulevard Sw, Calgary

MLS® #A2231677

**\$495,990**

3 Bedroom, 3.00 Bathroom, 1,369 sqft  
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

The Brookeâ€™s front porch invites you into an open concept entertainerâ€™s dream. Host dinner parties in the dining area looking onto the stunning kitchen with full height cabinets and quartz counters. Upgraded faucet and hardware, with an island and breakfast bar to gather around. A large living room gives you space to relax and unwind, while the mudroom keeps the clutter away and provides access to the attached garage. The home is outfitted with upgraded door profiles, includes upgraded railing and additional pot lights. On the upper floor youâ€™ll find a laundry room conveniently close to the bedrooms and main bath. Soak up the sun on your private balcony and enjoy your morning coffee before getting your day started. Decompress after a long day in the primary bedroom, with a walk-in closet and ensuite with tiled floor and glass shower enclosure. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed August 2025. \*Photos & virtual tour are representative.



Ground Floor



Second Floor



Basement

Built in 2025

## Essential Information

MLS® #	A2231677
Price	\$495,990
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	154 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4X4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	22
Zoning	TBD

**Listing Details**

Listing Office	Bode Platform Inc.
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