

# \$516,990 - 299 Yorkville Avenue Sw, Calgary

MLS® #A2221106

## \$516,990

3 Bedroom, 3.00 Bathroom, 1,489 sqft  
Residential on 0.04 Acres

Yorkville, Calgary, Alberta

The Ripley End™'s large front porch is a welcoming refuge to greet friends and connect with the neighborhood. This open concept living space creates the ultimate entertaining and family environment. A stunning kitchen with an island breakfast bar invites everyone to pull up a chair, and a large living room offers extra space to hang out and relax. Upstairs, you'll find a conveniently located laundry room, a linen closet, a full bath, and a bright, spacious loft. Relax in the large primary bedroom, featuring a walk-in closet and an ensuite. Photos are representative.



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221106      |
| Price          | \$516,990     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,489         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 299 Yorkville Avenue 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 | See Remarks                                                 |
| Appliances        | Dishwasher, Electric Oven, 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      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 28             |
| Zoning         | TBD            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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