

# \$523,990 - 315 Yorkville Avenue Sw, Calgary

MLS® #A2204893

**\$523,990**

3 Bedroom, 3.00 Bathroom, 1,469 sqft  
Residential on 0.04 Acres

Yorkville, Calgary, Alberta

\*\* No Condo Fee Townhome directly across from the park! \*\* The Ripley End offers 1341 sq. ft in the Yorkville community in Calgary. Located across from the park with Exclusive Brownstone Exterior.



Ripley End - First Floor



Printed on 2/26/24

Note: Actual usable floor space may vary from the stated floor area. Plans and drawings are artist's renderings and may contain typographical and other errors. Mattamy Homes reserves the right to make changes to these drawings, specifications, dimensions and materials without prior notice and without compensation. Stated dimensions and square footages are approximate and include the full area of representation of the home's outline. Total square footage of a single family home on a multi-family home that is stated herein is applicable to only one unit. Plans, drawings, and all materials subject to change without notice or compensation.

This 3 bedroom, 2.5 bath with 2 car Rear attached Garage home features design Studio finishes like quartz countertops in the kitchen, luxury vinyl plank floors, stainless steel kitchen appliances and much more.

Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!

Built in 2025

## Essential Information

MLS® #	A2204893
Price	\$523,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,469
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status Active

### Community Information

Address 315 Yorkville Avenue Sw  
Subdivision Yorkville  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2X 5N3

### Amenities

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Lighting, Rain Gutters  
Lot Description Back Lane, Interior Lot, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 8  
Zoning DC

### Listing Details

Listing Office RE/MAX Crown

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