

146 Yorkville Boulevard SW
Calgary, Alberta

MLS # A2233787



\$528,990

Division:	Yorkville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

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 a quartz 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 double hanging walk-in closet and an ensuite. Equipped with 8 Solar Panels! *Photos and virtual tour are representative.