

\$509,900 - 109 Yorkville Boulevard Sw, Calgary

MLS® #A2268753

\$509,900

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Welcome to 109 Yorkville Blvd SW – a bright, modern, and well-maintained 3-bedroom, 2.5-bathroom NO-CONDO-FEE townhouse perfectly positioned directly across from Yorkville Park. Enjoy an unobstructed west-facing view with no neighbours in front, filling the home with natural light. The open main floor features a kitchen with white quartz countertops, a spacious island, stainless steel appliances, and a new faucet. The dining area fits a full-sized table, and the living room is enhanced by large west-facing windows. A mudroom, half bath, and double attached garage complete this level. AIR CONDITIONING added in 2025. Upstairs, the primary bedroom includes a walk-in closet, private balcony, and a beautifully upgraded 5-piece ensuite with double sinks, a 10mm glass shower, soaker tub, and water closet. Two additional generous bedrooms, a full bathroom, and upper laundry provide excellent functionality. The unfinished basement is ready for future development. Located in a fully developed, highly convenient pocket of Yorkville, this home offers quick access in and out of the community and is steps from Sobeys, the Silverado Shopping Centre, parks, playgrounds, and walking paths. Bright, clean, and move-in ready. Book your showing today!

Built in 2021

Essential Information



MLS® #	A2268753
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4J9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Stone Counters, Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	5
Zoning	DC

Listing Details

Listing Office	2% Realty
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