

\$495,000 - 48 Yorkville Avenue Sw, Calgary

MLS® #A2266735

\$495,000

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Welcome to 48 Yorkville Avenue SW â€” a beautifully designed 2-bedroom, 3-bathroom end-unit townhome offering over 1,400 sqft of above-grade living space with absolutely NO CONDO FEES! This stylish home features dual primary suites, each with its own luxurious 5-piece ensuite, offering ultimate comfort and privacy. The open-concept main floor boasts a cozy fireplace in the living room, perfect for relaxing or entertaining. Upstairs, you'll find a versatile bonus room, ideal for a home office, media space, or playroom. Enjoy outdoor living with your own private balcony, and the convenience of a rear-attached garage. The home also includes 500+ sqft of undeveloped basement space, ready for your personal touch. Located in the welcoming community of Yorkville, close to parks, shopping, and major roadways â€” this is low-maintenance, modern living at its finest! Contact your Realtor

Built in 2019

Essential Information

MLS® #	A2266735
Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404



Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	48 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4J5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer, ENERGY STAR Qualified Appliances, Humidifier
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Vinyl Siding
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	October 23rd, 2025
Days on Market	22

Zoning DC

Listing Details

Listing Office D Gees Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.