

# \$493,990 - 311 Yorkville Avenue Sw, Calgary

MLS® #A2204892

**\$493,990**

3 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 0.04 Acres

Yorkville, Calgary, Alberta

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

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® #         | A2204892      |
| Price          | \$493,990     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,341         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



Status Active

### Community Information

Address 311 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, Rectangular Lot, Street Lighting, Interior Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 39  
Zoning DC

### Listing Details

Listing Office RE/MAX Crown

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