\$545,000 - 285 Yorkville Manor Sw, Calgary

MLS® #A2219696

\$545,000

3 Bedroom, 3.00 Bathroom, 1,420 sqft Residential on 0.03 Acres

Yorkville, Calgary, Alberta

Watch the video. *Open House Sat 1:30-3:30 pm & Sun 12-2 pm* Tired of searching for an affordable townhome without the burden of condo fees? Welcome to 285 Yorkville Manor SW, located in the vibrant and growing community of Yorkville in Southwest Calgary. This like-new, well-kept townhome offers 1,420 sq ft of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room upstairsâ€"perfect for a home office, playroom, or media area.

Enjoy a bright open-concept main floor with an upgraded kitchen, complete with modern cabinetry, a central island, and a gas stoveâ€"ideal for cooking and entertaining. The layout flows seamlessly into the dining and living areas, creating a welcoming atmosphere for family and guests alike.

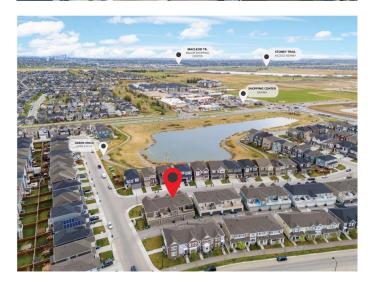
Upstairs, you'll find all bedrooms conveniently located, including a generous primary suite with a walk-in closet and ensuite. The attached double garage offers plenty of room for vehicles and storage.

An unfinished basement provides excellent potential to add even more living space in the futureâ€"whether it's a home gym, extra bedroom, rec room, or all of the above. Tailor it to suit your family's needs!

Yorkville is a thoughtfully designed new







community with beautiful parks, playgrounds, pathways, and a unique urban feel. With no condo fees and no HOA fees, you'II enjoy greater freedom and affordability. Located minutes from shopping, schools, and future transit (including the Green Line LRT), Yorkville blends peaceful suburban living with excellent access to city amenities.

Don't miss your chance to make this move-in-ready home yours in one of Calgary's most exciting new neighbourhoods!

Built in 2019

Essential Information

MLS® # A2219696

Price \$545,000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,420 Acres 0.03 Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 285 Yorkville Manor Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4J8

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Range Hood,

Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony

Lot Description Back Lane

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 3

Zoning DC

Listing Details

Listing Office CIR Realty

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