

# \$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

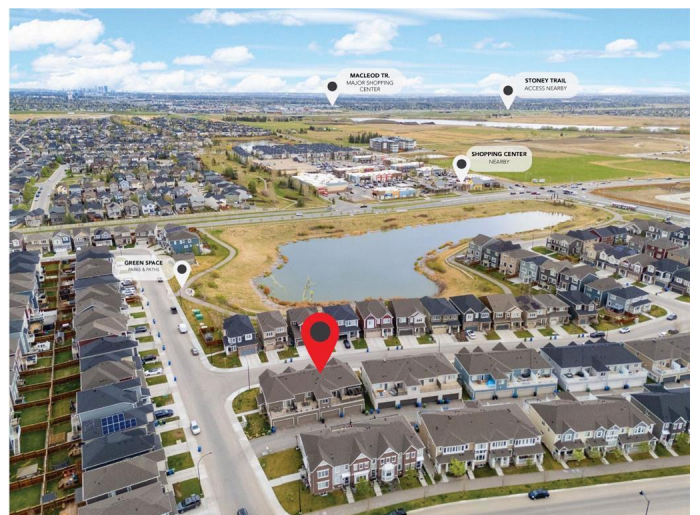
Watch the video. Tired of searching for an affordable townhome without the burden of condo fees? Welcome to 285 Yorkville Manor SW, located in the vibrant and growing community of Yorkville in Southwest Calgary. This like-new, well-kept townhome offers 1,420 sq ft of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room upstairs—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 stove—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 future—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, youâ€™ll 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 Calgaryâ€™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 | 4             |
| Zoning         | DC            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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