

# \$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

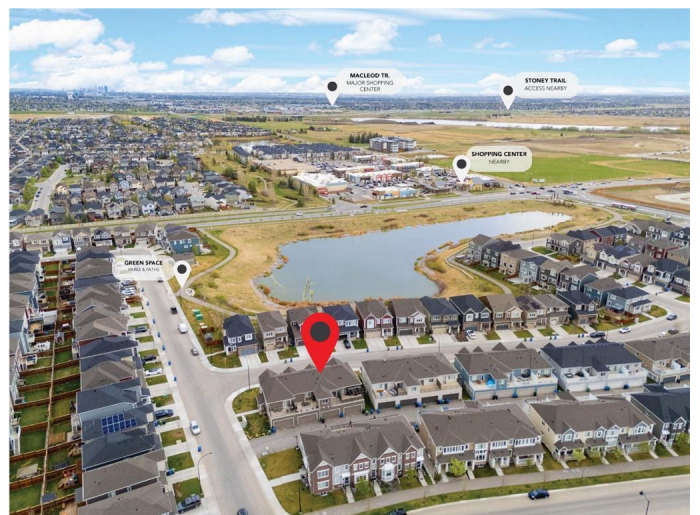
Watch the video. \*Open House Sat 1:30-3:30 pm & Sun 12-2 pm\* Tired of searching for an affordable townhome without the burden of condo fees? Welcome to 285 Yorkville Manor SW, located in the vibrant and growing community of Yorkville in Southwest Calgary. This like-new, well-kept townhome offers 1,420 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, 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	1
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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