$492,990 - 186 Yorkville Boulevard Sw, Calgary

MLS® #A2250836

$492,990
3 Bedroom, 3.00 Bathroom, 1,407 sqft
Residential on 0.03 Acres

Yorkville, Calgary, Alberta

The Fisherâ€™s open concept floorplan creates a family-oriented living space. Entering the foyer, youâ€™ll find a large, combined living and dining area thatâ€™s perfect for entertaining. The unique, L-shaped kitchen with an island and breakfast bar is the perfect place for showing off your culinary skills. A mudroom off the garage provides extra storage and a powder room allows everyone to freshen up. Upstairs, youâ€™ll find a conveniently placed laundry room by the bedrooms and linen closet, so you can forgo the dreaded uphill battle with the stairs. Discover a full bath in the second and third bedrooms. In the primary bedroom, you wonâ€™t need to go far for some quality R&R. Kick back on your own private balcony, and enjoy an oversized walk-in closet and an ensuite. Enjoy no condo fees with a Mattamy townhome. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed November 2025. *Photos & virtual tour are representative.

Built in 2025

Essential Information

MLS® #	A2250836
Price	$492,990
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	186 Yorkville Boulevard Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5B6

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, Stone Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	10
Zoning	DC

Listing Details

Listing Office	Bode Platform Inc.

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