

# \$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 Fisher™s open concept floorplan creates a family-oriented living space. Entering the foyer, you™ll find a large, combined living and dining area that™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, you™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 won™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 | 2                 |
| Zoning         | DC                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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