## 19667 Sheriff King Street SW
## Calgary, Alberta

## MLS # A2176615



# $525,000

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|---|---|---|---|
| **Division:** | Yorkville | | |
| **Type:** | Residential/Four Plex | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,456 sq.ft. | **Age:** | 2023 (1 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.03 Acre | | |
| **Lot Feat:** | Back Lane, Landscaped | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full, Unfinished | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | DC |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

**Inclusions:** N/A

2023 built NO CONDO FEE Townhouse in Yorkville, Calgary! Discover modern comfort in this nearly new 1,456 sq ft townhouse in the vibrant community of Yorkville. Thoughtfully designed and meticulously maintained, this owner-occupied home offers fantastic value. Main Floor has Spacious living room, ideal for relaxation or entertaining, Dining area adjacent to an upgraded kitchen featuring full-height cabinets, quartz countertops, brick-lay subway tile backsplash, Silgranit sink, and upgraded stainless steel appliances. Main floor also has Convenient two-piece powder room. Upper level has Primary bedroom with a west-facing balcony, perfect for enjoying afternoon light, a walk-in closet, and a private 4-piece ensuite. Two additional well-sized bedrooms, each providing flexibility for family or guests with convenient access to Full main bathroom and a laundry room with front-load washer and dryer for added convenience. Additional features include maple railings throughout, LVP flooring on both floors, AC rough-in, knockdown ceilings, and a sink rough-in for the laundry room. Completing the home is a double attached garage accessible through a paved back alley. Close to shopping, restaurants, grocery and public transport. Don&rsquo;t miss out on this great opportunity&mdash;call your favorite realtor today to book a showing!