

# \$649,900 - 404 Yorkville Avenue Sw, Calgary

MLS® #A2262552

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Single Family on 0.06 Acres

Yorkville, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, October 11th 2-4pm and Sunday, October 12th 2-4pm \*\***  
Welcome to 404 Yorkville Avenue SW, a beautifully crafted 3-bedroom, 2.5-bath duplex in the heart of Yorkville, one of Calgary's most vibrant and fast-growing southwest communities. Offering over 1,700 sq. ft. of thoughtfully designed living space, this home perfectly blends elegance, comfort, and everyday functionality. Step inside and immediately notice the attention to detail, from the bright, open-concept layout to the 8-foot doors, 5.5" baseboards, and stylish trim. The front dining area is filled with natural light, creating an inviting space for family dinners or relaxed evenings in. At the heart of the home, the chef-inspired kitchen stands out with floor-to-ceiling cabinetry, upgraded KitchenAid stainless steel appliances, striking two-tone quartz countertops, a silgranit undermount sink, and a large central island. A statement hood fan, two-tone backsplash, and dedicated pantry with a built-in coffee bar add the perfect finishing touches. Toward the back of the home, the cozy living room is anchored by a floor-to-ceiling electric fireplace and offers seamless access to the mudroom and double rear-attached garage, designed for convenience and flow. A stylish 2-piece powder room completes the main level. Upstairs, unwind in the spacious primary suite, featuring a walk-in closet and a spa-like 5-piece ensuite with a glass-enclosed tiled shower and separate soaking tub. Two



additional bedrooms, a full 4-piece bath, and a conveniently located laundry room complete the upper level, ideal for families or guests. Outside, enjoy low-maintenance landscaping with rock, pavers, and a BBQ gas hookup, perfect for entertaining without the upkeep. The unfinished basement offers endless potential for a future rec room, home gym, or guest suite. Located just minutes from Spruce Meadows, with quick access to Stoney Trail and Macleod Trail, Yorkville is a community on the rise, featuring Yorkville Central Park, a community skatepark, scenic walking paths, and nearby schools in Silverado. This home combines style, comfort, and long-term value, an exceptional choice for families, professionals, or investors looking for a move-in-ready home in one of Calgary's most exciting southwest neighborhoods.

(id:6289)

Built in 2021

**Essential Information**

Listing #	A2262552
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,778
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	404 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
Province	Alberta
Postal Code	T2X4S4

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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