

404 Yorkville Avenue SW
Calgary, Alberta

MLS # A2262552



\$629,999

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,778 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

NEW PRICE — MOVE-IN READY! Discover 404 Yorkville Avenue SW, a beautifully upgraded 3 BEDROOM, 2.5 BATH duplex offering 1,777 SQ.FT. of functional living space and a DOUBLE ATTACHED REAR GARAGE in one of Calgary's fastest-growing SW communities. Step inside to find a bright, OPEN-CONCEPT main floor with elevated finishings including 8' DOORS, wide baseboards, and upgraded trim. The chef-inspired kitchen boasts floor-to-ceiling cabinetry, KitchenAid stainless appliances, quartz counters, a Silgranit sink, large island, and built-in coffee bar with pantry. The spacious living area features a floor-to-ceiling electric fireplace, perfect for cozy evenings, while the front dining room is filled with natural light. Upstairs, enjoy a luxurious primary suite with walk-in closet and spa-like ensuite complete with tiled shower and soaker tub. Two additional bedrooms, full 4-pc bath, and a convenient upstairs laundry room complete the level. The unfinished basement offers future potential for a rec room, home office, or guest space. Outside, enjoy low-maintenance landscaping and a gas BBQ hookup — perfect for entertaining! Backed by the New Home Warranty (5-yr envelope, 10-yr structural), this home is steps to Yorkville Central Park, walking paths, schools, and minutes to Spruce Meadows and major routes like Stoney & Macleod Trail. A perfect fit for families, professionals, or investors — book your showing today!