\$614,900 - 408 Yorkville Avenue Sw, Calgary

MLS® #A2256216

\$614,900

3 Bedroom, 3.00 Bathroom, 1,764 sqft Residential on 0.06 Acres

Yorkville, Calgary, Alberta

OPEN HOUSE SUNDAY OCTOBER 5TH FROM 2-4PM! Located in the thoughtfully designed community of Yorkville, this 3 bed 2.5 bath duplex offers airy living spaces, an attached two car garage and functionality throughout. Stepping inside you'll discover a bright and inviting front dining room with south facing windows with enough room for 8 guests comfortably. At the heart of the home you'll find a chef's dream with stylish quartz countertops, gas range, white shaker cabinets, stainless steel appliances and a pantry. The kitchen is complete with a large island holding seating for 4 and open site lines to your main floor living room. The living room is perfect for entertaining friends and family, watching the game on Sunday or cuddling up for a movie at the end of the night. At the back of the home you'll love the large mudroom that has direct access to your attached double garage. Off the mudroom you also have a half bath and access to the outdoor patio space with stamped concrete and a gas line. Upstairs you have 2 generous secondary bedrooms, a large 4 piece bathroom, a linen closet, a laundry room and a beautiful primary retreat. The primary bedroom has room for a king bed while showcasing a walk in closet and 5 piece en suite. The unfinished basement is your blank canvas offering a bathroom rough in, a large window and open concept floor plan for easy development and additional storage. This home is located close to parks, playground and Spruce Meadows.







Essential Information

MLS® # A2256216 Price \$614,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,764
Acres 0.06
Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 408 Yorkville Avenue Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X4S4

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Courtyard, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Concrete

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 37

Zoning DC

Listing Details

Listing Office RE/MAX First

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