\$640,000 - 44 Yorkville Road Sw, Calgary

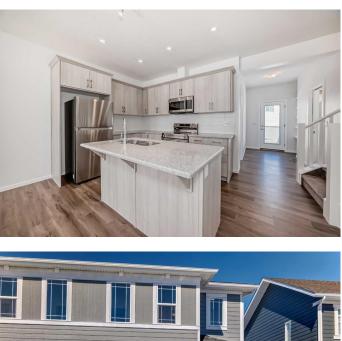
MLS® #A2205058

\$640,000

6 Bedroom, 4.00 Bathroom, 1,558 sqft Residential on 0.05 Acres

Yorkville, Calgary, Alberta

Located in the vibrant community of Yorkville, Calgary, this stunning up/down duplex offers modern living with incredible investment potential. The main level features an open-concept design with LVP flooring, a sleek kitchen with stainless steel appliances and quartz countertops, a spacious bedroom, and a convenient half bath. Upstairs, you'll find two large bedrooms, a 4-piece bathroom, and a primary suite with a walk-in closet and private 4-piece ensuite, along with the convenience of upstairs laundry. The legal basement suite, accessible through a separate side entrance, includes two bedrooms, a full kitchen with stainless steel appliances, a 3-piece bathroom, and in-suite laundry, making it perfect as a mortgage helper or space for extended family. With modern finishes, a functional layout, and fantastic rental potential, this home is an excellent opportunity for both homeowners and investors. Don't miss your chanceâ€"schedule your showing today!







Built in 2023

Essential Information

| MLS® # | A2205058 |
|------------|-----------|
| Price | \$640,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| Half Baths | 1 |
|----------------|------------------------|
| Square Footage | 1,558 |
| Acres | 0.05 |
| Year Built | 2023 |
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| Address | 44 Yorkville Road Sw |
|-------------|----------------------|
| Subdivision | Yorkville |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 5B4 |

Amenities

Interior

| Interior Features | No Smoking Home, Open Floorplan, Pantry |
|-------------------|---|
| Appliances | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Other |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| Exterior Features | Other |
|-------------------|----------------------|
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 25th, 2025 |
|----------------|------------------|
| Days on Market | 41 |
| Zoning | R-G |

Listing Details

Listing Office CIR Realty

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