

# \$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 chance—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
Type	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**

Parking	Parking Pad
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### **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	47
Zoning	R-G

**Listing Details**

Listing Office                      CIR Realty

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