\$659,000 - 44 Yorkville Road Sw, Calgary

MLS® #A2205058

\$659,000

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!



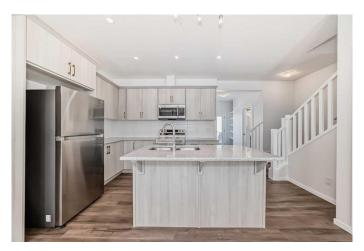
Essential Information

MLS® # A2205058 Price \$659,000

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

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 11
Zoning R-G

Listing Details

Listing Office CIR Realty

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