

# \$649,900 - 404 Yorkville Avenue Sw, Calgary

MLS® #A2262552

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.06 Acres

Yorkville, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, October 25th 12-2pm \*\*** Welcome to 404 Yorkville Avenue SW, a beautifully crafted 3-bedroom, 2.5-bath duplex in the heart of Yorkville, one of Calgary's most vibrant and fast-growing southwest communities. Offering over 1,750 sq. ft. of thoughtfully designed living space, this home perfectly blends elegance, comfort, and everyday functionality. Step inside and immediately notice the attention to detail, from the bright, open-concept layout to the 8-foot doors, 5.5" baseboards, and stylish trim. The front dining area is filled with natural light, creating an inviting space for family dinners or relaxed evenings in. At the heart of the home, the chef-inspired kitchen stands out with floor-to-ceiling cabinetry, upgraded KitchenAid stainless steel appliances, striking two-tone quartz countertops, a silgranit undermount sink, and a large central island. A statement hood fan, two-tone backsplash, and dedicated pantry with a built-in coffee bar add the perfect finishing touches. Toward the back of the home, the cozy living room is anchored by a floor-to-ceiling electric fireplace and offers seamless access to the mudroom and double rear-attached garage, designed for convenience and flow. A stylish 2-piece powder room completes the main level. Upstairs, unwind in the spacious primary suite, featuring a walk-in closet and a spa-like 5-piece ensuite with a glass-enclosed tiled shower and separate soaking tub. Every detail has been considered "from the American



Standard soft-close toilets to the high-end fixtures and designer tile selections. Two additional bedrooms, a full 4-piece bath, and a conveniently located laundry room complete the upper level, ideal for families or guests. Outside, enjoy low-maintenance landscaping with rock, pavers, and a BBQ gas hookup, perfect for entertaining without the upkeep. The unfinished basement offers endless potential for a future rec room, home gym, or guest suite. Enjoy peace of mind with the remainder of the new home warranty, including 5 years of building envelope coverage and 10 years of structural protection, fully transferable to the new owner. Located just minutes from Spruce Meadows, with quick access to Stoney Trail and Macleod Trail, Yorkville is a community on the rise, featuring Yorkville Central Park, a community skatepark, scenic walking paths, and nearby schools in Silverado. This home combines style, comfort, and long-term value, an exceptional choice for families, professionals, or investors looking for a move-in-ready home in one of Calgary’s most exciting southwest neighborhoods.

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262552               |
| Price          | \$649,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,778                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 404 Yorkville Avenue Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4S4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                          |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Electric, Living Room                                                                                                       |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Cement Fiber Board                                                           |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 14                |
| Zoning         | DC                |

**Listing Details**

Listing Office                      eXp Realty

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