

\$599,900 - 408 Yorkville Avenue Sw, Calgary

MLS® #A2256216

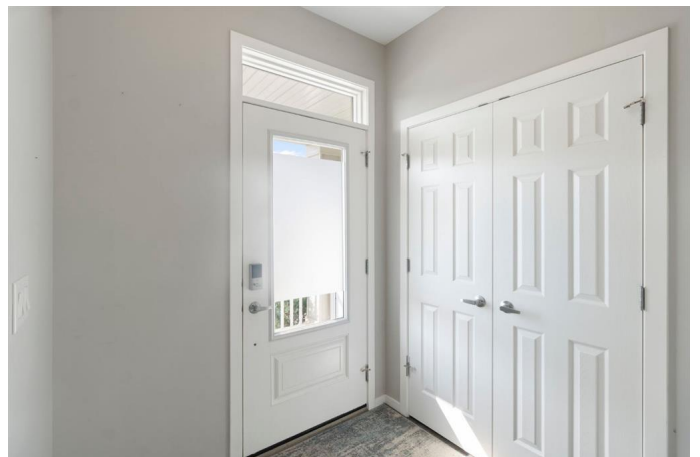
\$599,900

3 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.06 Acres

Yorkville, Calgary, Alberta

OPEN HOUSE SUNDAY OCTOBER 26TH FROM 2-4PM! AMAZING VALUE, \$25,000 PRICE REDUCTION!! 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.

Built in 2020

Essential Information

MLS® #	A2256216
Price	\$599,900
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

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	46
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.