

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

MLS® #A2256216

**\$599,900**

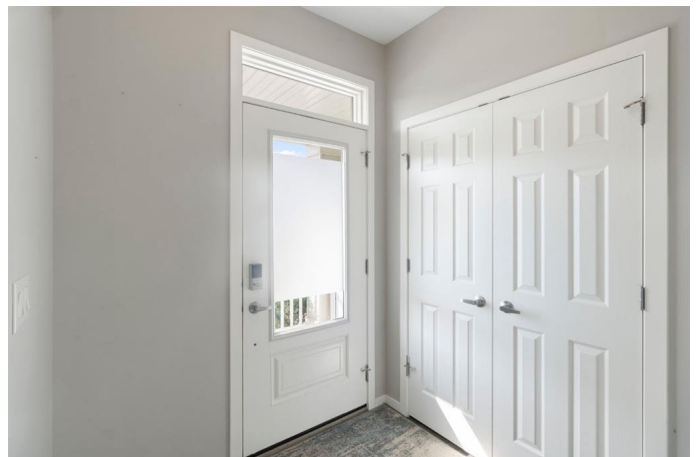
3 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.06 Acres

Yorkville, Calgary, Alberta

**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 | 51                   |
| Zoning         | DC                   |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.