

\$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	75
Zoning	R-G

Listing Details

Listing Office CIR Realty

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