

# \$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 |
|---------|-------------|

### 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 | 41               |
| Zoning         | R-G              |

**Listing Details**

Listing Office                      CIR Realty

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