

\$649,999 - 44 Yorkville Road Sw, Calgary

MLS® #A2205058

\$649,999

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 | \$649,999 |
| 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 | 32 |
| Zoning | R-G |

Listing Details

Listing Office CIR Realty

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