

\$634,900 - 404 Yorkville Avenue Sw, Calgary

MLS® #A2262552

\$634,900

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.06 Acres

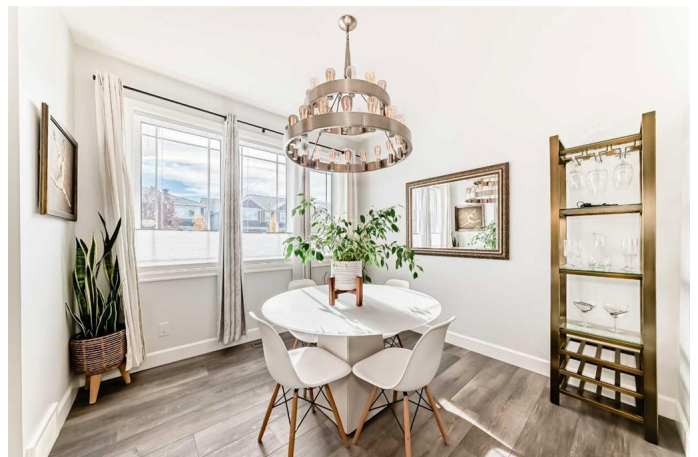
Yorkville, Calgary, Alberta

Welcome to 404 Yorkville Avenue SW â€” a stylish 3-BEDROOM, 2.5-BATH DUPLEX offering 1,777 SQ. FT. of well-designed living space in one of Calgaryâ€™s fastest-growing SW communities.

Inside, enjoy a bright OPEN-CONCEPT layout with 8-FOOT DOORS, 5.5â€• BASEBOARDS, and upgraded trim throughout. The sun-filled DINING AREA flows into a CHEF-INSPIRED KITCHEN with FLOOR-TO-CEILING CABINETRY, KITCHENAID STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, a SILGRANIT SINK, and a built-in COFFEE BAR & PANTRY. The LIVING ROOM features a FLOOR-TO-CEILING ELECTRIC FIREPLACE and direct access to the MUDROOM and DOUBLE REAR ATTACHED GARAGE.

Upstairs, the spacious PRIMARY SUITE includes a WALK-IN CLOSET and 5-PIECE ENSUITE with a TILED GLASS SHOWER and SOAKER TUB. Two additional bedrooms, a full bath, and upper LAUNDRY ROOM complete the level.

Outside, enjoy front and back LOW-MAINTENANCE LANDSCAPING and a BBQ GAS HOOKUP. The UNFINISHED BASEMENT offers potential for a rec room, gym, or guest space. Backed by NEW HOME WARRANTY (5-year envelope, 10-year structural) for peace of mind and transferable



to the new homeowner.

Minutes from SPRUCE MEADOWS, with easy access to STONEY & MACLEOD TRAIL, YORKVILLE CENTRAL PARK, walking paths, skatepark, and schools – this move-in-ready home is ideal for families, professionals, or investors.

Built in 2021

Essential Information

MLS® #	A2262552
Price	\$634,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,778
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	404 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4S4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	33
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

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.