

\$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

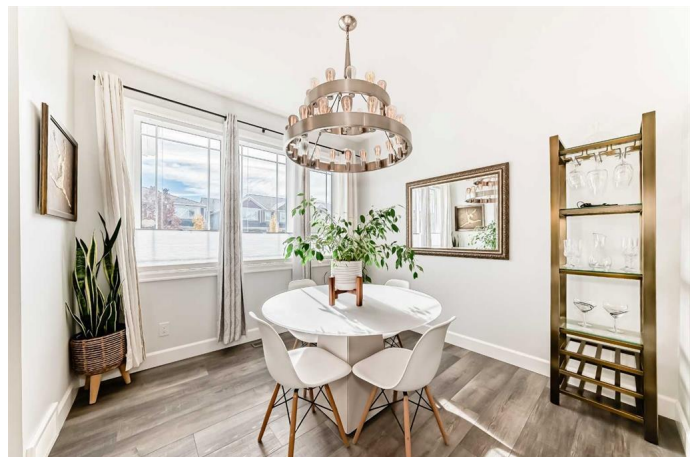
\$15,000 Price Reduction! Welcome to 404 Yorkville Avenue SW, a modern 3-bedroom, 2.5-bath duplex offering 1,777 sq. ft. of thoughtfully designed living space in one of Calgary's fastest-growing southwest communities.

Step inside to discover a bright, open-concept layout enhanced by several interior upgrades, including 8-foot doors, 5.5" baseboards, and upgraded trim throughout. The front dining area is filled with natural light and flows seamlessly into the chef-inspired kitchen, which features floor-to-ceiling cabinetry, quartz countertops, a silgranit undermount sink, premium KitchenAid stainless steel appliances, and a built-in coffee bar with pantry.

The cozy living room is anchored by a stunning floor-to-ceiling electric fireplace and provides easy access to the mudroom and double rear-attached garage.

Upstairs, the spacious primary suite includes a walk-in closet and a spa-like 5-piece ensuite with a tiled glass shower and a separate soaker tub. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level.

Outside, enjoy low-maintenance landscaping in both the front and back, plus a BBQ gas hookup for easy outdoor entertaining. The



unfinished basement offers great potential for future development, whether itâ€™s a rec room, home gym, or guest suite.

This home is still covered under the New Home Warranty Program, with 5 years of envelope coverage and 10 years of structural protection, fully transferable to the new owner.

Located just minutes from Spruce Meadows with quick access to Stoney Trail and Macleod Trail, Yorkville offers green spaces, a central park, walking paths, a skatepark, and nearby schools. This move-in-ready home is perfect for families, professionals, or investors looking for long-term value in a thriving community.

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 Living Room, Electric
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 41
Zoning DC

Listing Details

Listing Office eXp Realty

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