\$679,900 - 40 Yorkville Road Sw, Calgary

MLS® #A2118608

\$679,900

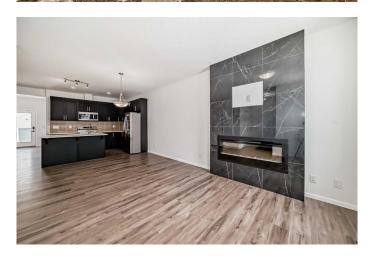
5 Bedroom, 3.00 Bathroom, 1,557 sqft Residential on 0.05 Acres

Yorkville, Calgary, Alberta

A true GEM in the high demand community of Yorkville, Welcome to this BRAND NEW (Never Lived In), extensively Upgraded and Beautiful DUPLEX with 2 Bedroom LEGAL BASEMENT SUITE!!!(Great INCOME POTENTIAL /MORTGAGE HELPER), located close to many amenities like restaurants, grocery stores, Golf Club, the community Central Park, childcare, schools and more. This home has been Beautifully Upgraded with high quality latest finishes, great colour choices and SMART HOME FEATURES! As you enter through the welcoming front entry you are greeted with an open concept LIVING room with beautifully upgraded ELECTRIC FIREPLACE with modern TILE to the Ceiling, Large Windows let in Plenty of Natural Light. Moving back you have your FULLY UPGRADED KITCHEN with Center ISLAND, Stainless Steel Appliances, upgraded FRENCH DOOR REFRIGERATOR with front water and ice dispenser. Beautiful cabinetry with GOLDEN handles and GOLDEN plumbing fixtures add to the beauty of this home. Moving further back there is spacious Flex/Office room with a large Window and access to your own private backyard. A 2pc bathroom complete this floor. There are 9' Knockdown ceilings throughout on this floor. Moving up there is a large Master Bedroom with Walk- In Closet and its own 4-pc En-suite bathroom. The En-suite is beautifully upgraded with Tiles to the ceiling, a nice ALCOVE and upgraded Shelving for your towels etc and







golden hardware on the vanity as well. A Convenient Upstairs Laundry Room, 2 more good sized bedrooms and another full 4-pc Bathroom complete this floor. Moving down to the builder developed LEGAL SUITE, you are greeted with a spacious Kitchen with Stainless Steel Appliances and a good sized Living Room. The LEGAL Basement Suite has its own separate Laundry and Temperature Control(Smart Thermostat). Two good sized Bedrooms with 9' Ceilings and a 3 pc-Upgraded bathroom with Tiled Shower complete this level. Builder will complete the seasonal items(Grading, Front Landscaping, Concrete pathway, Parking Pad). This home will not last Long. Call your favorite Realtor to book a showing!!

Built in 2024

Essential Information

MLS® # A2118608 Price \$679,900

Sold Price \$675,000

Bedrooms 5

Bathrooms 3.00

Full Baths 1
Half Baths 2

Square Footage 1,557

Acres 0.05 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 40 Yorkville Road Sw

Subdivision Yorkville City Calgary

County Calgary
Province Alberta
Postal Code T2X 5B4

Amenities

Parking Spaces 2

Parking Alley Access, Parking Pad

Interior

Interior Features Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating Central, High Efficiency, Electric, ENERGY STAR Qualified Equipment,

Make-up Air, Fireplace(s), Forced Air, Humidity Control, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Blower Fan, Decorative, Electric, Living Room, Tile

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Street Lighting, Rectangular

Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2024

Date Sold April 26th, 2024

Days on Market 29
Zoning R-G

HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca

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