

\$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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