

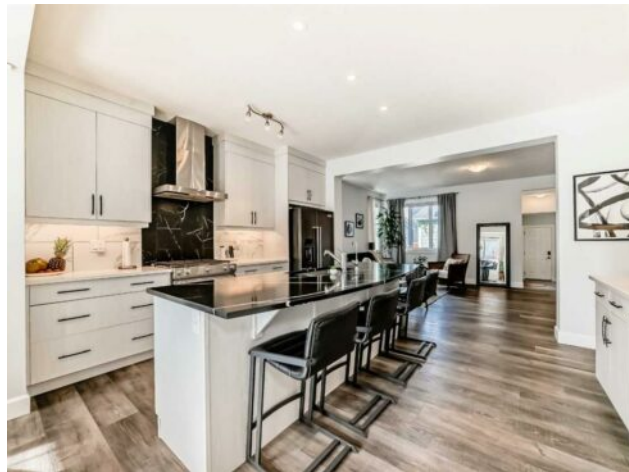


GRASSROOTS
REALTY GROUP

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**404 Yorkville Avenue SW
Calgary, Alberta**

MLS # A2276734



\$609,999

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,778 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE- Sunday, January 11 from 1pm to 3pm Welcome to 404 Yorkville Avenue SW, a beautifully designed and MOVE-IN-READY 3-bedroom, 2.5-bath duplex offering 1778 square feet of refined living space in one of Calgary's fastest-growing southwest communities. With a DOUBLE REAR-ATTACHED GARAGE, modern finishings, and QUICK POSSESSION available, this home is perfect for first-time buyers, professionals, or families looking for space, style, and long-term value. Step inside to a bright, OPEN-CONCEPT main floor featuring 8-FOOT DOORS, upgraded 5.5" baseboards, and stylish trim throughout. The chef-inspired kitchen includes FLOOR-TO-CEILING CABINETRY, premium KitchenAid STAINLESS STEEL APPLIANCES, a large island, with QUARTZ COUNTERTOPS, Silgranit sink, and a built-in COFFEE BAR with PANTRY—ideal for everyday living and entertaining. The sunny front dining room is filled with natural light, while the spacious rear living room is anchored by a striking floor-to-ceiling ELECTRIC FIREPLACE and offers seamless access to a PRIVATE MUDROOM and the attached garage. Upstairs, unwind in the luxurious PRIMARY SUITE with a WALK-IN CLOSET and SPA-LIKE ENSUITE featuring DUAL VANITIES, a TILED GLASS SHOWER and a separate SOAKING TUB. Two additional bedrooms, a full 4-piece bath, and an upstairs laundry room add functionality and flexibility for growing families. The unfinished basement offers potential for future development—whether it's a rec room, gym, or guest suite. Outside, enjoy the LOW-MAINTENANCE LANDSCAPING in both the front and back, with rock features, pavers, and a BBQ GAS HOOKUP for easy entertaining. Built in 2021, this home still feels brand new and offers buyers peace of mind backed by the

remaining NEW HOME WARRANTY (5-year envelope, 10-year structural) and is located steps from Yorkville Central Park, walking paths, and just minutes to Spruce Meadows, Stoney Trail, and Macleod Trail for a easy commute. Only 7 minutes from the Somerset-Bridlewood LRT Station or Calgary On Demand located just 4 minutes away at the Sobeys Silverado. Why You'll Love Living Here: 1. Quiet, growing community with parks, pathways & playgrounds 2. Quick access to shopping, schools, and major routes 3. Modern finishings + functional layout 4. Rare double rear-attached garage 5. Available for quick possession This home combines style, comfort, and unbeatable value in a thriving southwest Calgary neighbourhood. Don't miss your chance—book your showing today!