



412 Yorkville Avenue SW  
Calgary, Alberta

MLS # A2279416



**\$575,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to the community of Yorkville. This beautifully designed Mattamy Homes 3-bedroom, 2.5-bath duplex offers bright, open living spaces, an attached double garage, and exceptional functionality throughout. Upon entry, you're welcomed by a sun-filled front living room & dining area featuring south-facing windows. The heart of the home is the chef-inspired kitchen, complete with quartz countertops, electric range, shaker cabinetry, stainless steel appliances, a pantry, and a large island with seating for four. The open-concept layout flows seamlessly into the main living room—perfect for entertaining, game days, or cozy movie nights. At the rear of the home, a spacious mudroom provides direct access to the attached two-car garage, along with a convenient half bath and access to the outdoor patio. The patio is a clean slate waiting for your personal touch and ideal for outdoor dining or grilling. Upstairs, you'll find two generous secondary bedrooms, a full 4-piece bathroom, a linen closet, a dedicated laundry room, and a stunning primary retreat. The primary bedroom easily accommodates a king-size bed and includes a walk-in closet and a luxurious 5-piece ensuite. The unfinished basement offers a blank canvas for future development, featuring a bathroom rough-in, a large window, an open layout, and plenty of storage space. Yorkville is a community where mornings begin with coffee on the porch, kids dash off to the playground, and neighbours quickly become friends. With peaceful streets and scenic pathways, every day invites a new adventure. Just steps from your door is Central Park—Calgary's only all-season park—featuring a dog park, tobogganing hill, skate park, and more. Surrounded by natural beauty and close to Spruce Meadows, Fish Creek Provincial Park, and major shopping destinations,

Yorkville perfectly balances nature, convenience, and a true sense of community.