



292 Yorkville Road SW
Calgary, Alberta

MLS # A2298249



\$599,000

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Central, Fireplace(s), Humidity Control, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome home to the vibrant and thoughtfully planned community of Yorkville. This beautifully designed 3-bedroom, 2.5-bath duplex offers the perfect balance of modern style, everyday comfort, and practical functionality—complete with a spacious double attached garage. Step inside to a bright, welcoming living room where large west-facing windows flood the space with natural light, creating a warm and inviting atmosphere. At the heart of the home is a chef-inspired kitchen, featuring sleek quartz countertops, a stylish chimney hood fan, ceiling-height cabinetry with modern hardware, stainless steel appliances (Bosch dishwasher and refrigerator), and a generous pantry—perfect for both daily living and entertaining. The adjoining dining area provides an ideal setting for hosting family gatherings and dinner parties. Upstairs, you’ll find two well-sized secondary bedrooms, a full 4-piece bathroom, a convenient linen closet, and a dedicated laundry room for added ease. The spacious primary suite serves as a private retreat, complete with room for a king-sized bed, a walk-in closet, and a beautifully upgraded ensuite with a modern shower. Additional upgrades include second-floor vinyl flooring and a fully finished backyard, offering both style and low-maintenance outdoor enjoyment. The unfinished basement provides incredible potential, featuring a bathroom rough-in, large window, and an open-concept layout—ready for your personal touch, whether you envision additional living space, a home gym, or extra storage. Thoughtfully upgraded and move-in ready, this home is an exceptional opportunity to enjoy comfort, style, and future potential in one of Yorkville’s most desirable communities. Welcome to your new home!