



GRASSROOTS
REALTY GROUP

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341 Yorkville Road SW
Calgary, Alberta

MLS # A2200546



\$850,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: All the furniture in the house can be sold for additional cost

FISRT-TIME HOME BUYERS and INVESTORS ALERT!!!!!!Discover an extraordinary opportunity to own this stunning NEW HOME for yourself OR TO RUN YOUR OWN AIRBNB BUSINESS as its currently been used by the sellers to run it as AIRBNB. This property comes with 4 bedrooms and 3.5 bathrooms and the brand new DOUBLE ATTACHED GARAGE with SEPERATE ENTRANCE TO THE BASEMENT with NEWLY FENCED BACKYARD with tons of HIGH END UPGRADES WORTH OVER \$100,000. ANOTHER MAIN FEATURE-Two Master bedrooms with their own spacious 3 pc Ensuite and with ONE MASTER ROOM having a HIGH-CEILING with REALLY LARGE WINDOWS. As you'll walk in you'll see below to above staircase going to the upper floor. On the main level, you will notice the FULLY UPGRADED KITCHED with HIGH END APPLIANCES tagged along with ADDITIONAL SPICE KITCHEN, living, and dining areas are seamlessly tied together with HIGH-END FINISHES throughout. The DESIGNER KITCHEN features HIGH-END CABINETERY, upgraded STAINLESS STEEL appliances, gas cooktop, HIGH-END countertops, and a massive stylish island. This house is flooded with NATURAL LIGHT throughout due to its LARGE WINDOWS. Plus, you'll enjoy the WALK-IN CLOSET of your dreams, providing lots of storage for your wardrobe. The upper level is thoughtfully designed with two additional generously sized bedrooms and a HUGE BONUS ROOM that can adapt to your lifestyle needs to use it as a GUEST AREA or MEDIA SPACE or PLAYROOM or ADDITIONAL BEDROOM. Moreover, its prime location ensures easy access to the parks nearby, major roadways, vibrant neighborhood, shopping plazas, and the close proximity to the SOUTH HEALTH CAMPUS, Calgary's largest new hospital. Above

all this house has been kept EXTREMELY CLEAN due to the fact that its been used for AIRBNB. Please note that the AC Unit is currently leased by the sellers and this can be discussed later at the time of finalizing the offer. Don’t let this rare gem slip away—schedule your private tour today and experience the HIGH-END stylish living!