



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

44 Yorkville Road SW
Calgary, Alberta

MLS # A2205058



\$649,999

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions:	na
--------------------	----

Located in the vibrant community of Yorkville, Calgary, this stunning up/down duplex offers modern living with incredible investment potential. The main level features an open-concept design with LVP flooring, a sleek kitchen with stainless steel appliances and quartz countertops, a spacious bedroom, and a convenient half bath. Upstairs, you'll find two large bedrooms, a 4-piece bathroom, and a primary suite with a walk-in closet and private 4-piece ensuite, along with the convenience of upstairs laundry. The legal basement suite, accessible through a separate side entrance, includes two bedrooms, a full kitchen with stainless steel appliances, a 3-piece bathroom, and in-suite laundry, making it perfect as a mortgage helper or space for extended family. With modern finishes, a functional layout, and fantastic rental potential, this home is an excellent opportunity for both homeowners and investors. Don't miss your chance—schedule your showing today!