$650,000 - 348 Yorkville Avenue Sw, Calgary
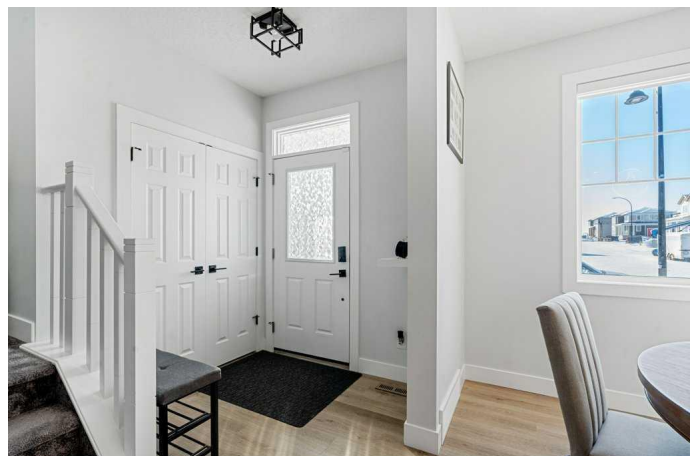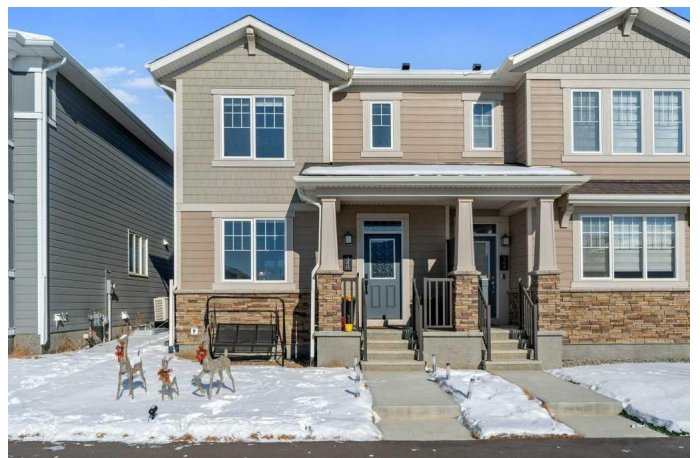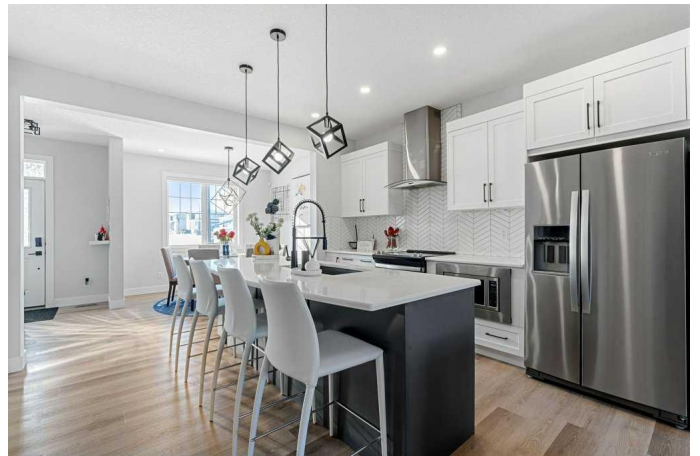
MLS® #A2195916

$650,000

4 Bedroom, 4.00 Bathroom, 1,790 sqft
Residential on 0.06 Acres

Yorkville, Calgary, Alberta

Welcome to this exceptional 3+1 bed, 3.5 bath home in the vibrant community of Yorkville! Thoughtfully designed with a unique layout that maximizes space, this fully finished home is move-in ready and packed with upgrades, including central A/C and a double rear-attached garage. Step inside to discover a bright and inviting dining area, where natural light pours in, setting the stage for memorable gatherings. At the heart of the home, the central kitchen impresses with sleek quartz countertops, stainless steel appliances, and a large central island—perfect for meal prep and casual dining. A statement hood fan and elegant herringbone tile backsplash add a touch of sophistication, while the granite undermount sink and ample cabinetry provide both style and function. Just beyond, the cozy rear living room offers a warm and welcoming retreat, seamlessly connecting to the mudroom and garage for added convenience. A stylish 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms, including the primary suite with a walk-in closet and a well-appointed 4-piece ensuite featuring a stand-up shower. The upper-level laundry room makes chores a breeze, while a second 4-piece bath serves the additional bedrooms. The fully finished basement offers incredible versatility, boasting a central rec room, a fourth bedroom, and an impressive amount of storage. The standout feature? Two separate office spaces—ideal for remote work, creative projects, or study

areas. A modern 3-piece bath with a stand-up shower and a stylish backlit mirror completes the lower level. Outside, the back patio is set up for easy entertaining, complete with a convenient BBQ gas hookup. Yorkville is a dynamic and growing community in Calgaryâ€™s SW, just minutes from Spruce Meadows. With plenty of nearby amenities, established schools in neighboring Silverado, and even a community skatepark, this location offers something for everyone. Plus, with quick access to Stoney and Deerfoot Trails, your daily commute is a breeze. Donâ€™t miss your chance to own this beautifully designed home in one of Calgaryâ€™s most exciting new neighborhoodsâ€"schedule your viewing today!

Built in 2021

Essential Information

MLS® #	A2195916
Price	$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,790
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	348 Yorkville Avenue Sw
Subdivision	Yorkville
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 4K5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Breakfast Bar, Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	49
Zoning	DC

Listing Details

Listing Office	RE/MAX iRealty Innovations