



341 Yorkville Road Calgary Alberta

\$850,000

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 le...

3pc Bathroom 3.02 M x 2.46 M

3pc Bathroom 2.39 M x 2.52 M

4pc Bathroom 1.75 M x 2.62 M

Bedroom 4.12 M x 3.38 M

Bedroom 2.82 M x 3.86 M

Storage 8.36 M x 7.87 M

2pc Bathroom 1.52 M x 1.55 M

Dining room 4.60 M x 3.20 M

Kitchen 4.60 M x 3.33 M

Living room 4.14 M x 4.72 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek



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Bedroom	3.43 M x 2.87 M	Other	2.19 M x 2.46 M
Family room	4.55 M x 5.61 M	Other	1.96 M x 2.31 M
Primary Bedroom	4.14 M x 3.79 M		