



44 Yorkville Road Calgary Alberta

\$659,000

Open House March 29, 1- 3pm. 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! (id:6769)

Bedroom 9.75 Ft x 10.92 Ft
Living room 12.75 Ft x 9.42 Ft
3pc Bathroom Measurements not available
Laundry room 3.42 Ft x 3.00 Ft
Bedroom 9.33 Ft x 9.83 Ft
Living room 13.75 Ft x 12.50 Ft
Dining room 7.17 Ft x 13.75 Ft
Kitchen 8.50 Ft x 14.00 Ft

2pc Bathroom Measurements not available
Bedroom 10.33 Ft x 10.00 Ft
Primary Bedroom 12.08 Ft x 14.08 Ft
4pc Bathroom Measurements not available
Laundry room 3.42 Ft x 3.25 Ft
4pc Bathroom Measurements not available
Bedroom 10.08 Ft x 9.50 Ft
Bedroom 12.33 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:
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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca