



## 404 Yorkville Avenue Calgary Alberta

\$634,900

**\*\* Open House: Saturday, Dec. 13th 3-5pm \*\* \$15,000 PRICE REDUCTION!** Welcome to 404 Yorkville Avenue SW, a modern 3-bedroom, 2.5-bath duplex offering 1,777 sq. ft. of thoughtfully designed living space in one of Calgary's fastest-growing southwest communities. Step inside to discover a bright, OPEN-CONCEPT layout enhanced by several INTERIOR UPGRADES. The front dining area is filled with natural light and flows seamlessly into the chef-inspired kitchen, which features a GAS STOVE, FLOOR-TO-CEILING CABINETRY, QUARTZ COUNTERTOPS, a silgranit undermount sink, premium KitchenAid STAINLESS STEEL APPLIANCES, and a built-in coffee bar with pantry. You'll notice the attention to detail and finishes with the 8-FOOT DOORS on the main floor, upgraded 5.5" baseboards, and upgraded trim throughout. The large living/family room is anchored by a stunning floor-to-ceiling ELECTRIC FIREPLACE and provides easy access to the mudroom with built in storage and a convenient DOUBLE REAR-ATTACHED GARAGE. Upstairs, the spacious primary suite includes a walk-in closet and a spa-like 5-PIECE ENSUITE with a TILED GLASS SHOWER, and a separate SOAKER TUB. The soft close American Standard toilets are found throughout the home. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. Outside, enjoy LOW-MAINTENANCE LANDSCAPING in both the front and back, plus a BBQ GAS HOOKUP for easy outdoor entertaining. The unfinished basement offers great potential for future development, whether it's a family rec. room, home gym, or guest suite. This home is so well maintained, the homeowners attention to detail makes it still feel like a brand new home and is still covered under the NEW HOME WARRANTY Program, with 5 years of envelope coverage and 10 years of structural protection, fully transferable to the new owner. Located just minutes from Spruce Meadows with...

Other 9.17 Ft x 7.33 Ft

Other 4.42 Ft x 3.92 Ft

2pc Bathroom 6.58 Ft x 3.00 Ft

Living room 19.25 Ft x 12.42 Ft

Kitchen 12.67 Ft x 15.42 Ft

Bedroom 10.42 Ft x 11.92 Ft

Laundry room 5.58 Ft x 6.42 Ft

4pc Bathroom 10.67 Ft x 4.83 Ft

Bedroom 10.67 Ft x 10.00 Ft

Primary Bedroom 12.42 Ft x 13.92 Ft

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Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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Dining room 10.25 Ft x 10.08 Ft

Other 5.67 Ft x 6.17 Ft

Other 6.75 Ft x 9.67 Ft

Other 4.92 Ft x 5.00 Ft

5pc Bathroom 10.33 Ft x 10.33 Ft