



412 Yorkville Avenue Calgary Alberta

\$595,000

OPEN HOUSE THIS SATURDAY, JANUARY 24, 1:00-3:00 Welcome to the community of Yorkville. This beautifully designed Mattamy Homes 3-bedroom, 2.5-bath duplex offers bright, open living spaces, an attached double garage, and exceptional functionality throughout. Upon entry, you're welcomed by a sun-filled front living room & dining area featuring south-facing windows. The heart of the home is the chef-inspired kitchen, complete with quartz countertops, electric range, shaker cabinetry, stainless steel appliances, a pantry, and a large island with seating for four. The open-concept layout flows seamlessly into the main living room—perfect for entertaining, game days, or cozy movie nights. At the rear of the home, a spacious mudroom provides direct access to the attached two-car garage, along with a convenient half bath and access to the outdoor patio. The patio is a clean slate waiting for your personal touch and ideal for outdoor dining or grilling. Upstairs, you'll find two generous secondary bedrooms, a full 4-piece bathroom, a linen closet, a dedicated laundry room, and a stunning primary retreat. The primary bedroom easily accommodates a king-size bed and includes a walk-in closet and a luxurious 5-piece ensuite. The unfinished basement offers a blank canvas for future development, featuring a bathroom rough-in, a large window, an open layout, and plenty of storage space. Yorkville is a community where mornings begin with coffee on the porch, kids dash off to the playground, and neighbours quickly become friends. With peaceful streets and scenic pathways, every day invites a new adventure. Just steps from your door is Central Park—Calgary's only all-season park—featuring a dog park, tobogganing hill, skate park, and more. Surrounded by natural beauty and close to Spruce Meadows, Fish Creek Provincial Park, and major shopping destinations, Yorkville perfectly blends modern convenience with a sense of community and natural beauty.

Furnace 9.83 Ft x 7.92 Ft

Storage 6.58 Ft x 16.00 Ft

Other 5.08 Ft x 8.25 Ft

Living room 13.58 Ft x 14.83 Ft

Dining room 7.92 Ft x 11.33 Ft

Other 10.17 Ft x 15.33 Ft

Other 7.33 Ft x 5.08 Ft

Primary Bedroom 12.67 Ft x 13.58 Ft

5pc Bathroom 5.25 Ft x 12.42 Ft

Other 5.58 Ft x 6.08 Ft

Laundry room 5.58 Ft x 2.83 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Listing Presented By:



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Other 7.92 Ft x 7.25 Ft

2pc Bathroom 2.83 Ft x 6.42 Ft

Bedroom 10.50 Ft x 10.00 Ft

Bedroom 9.50 Ft x 10.00 Ft