

52 Yorkville Road Calgary Alberta

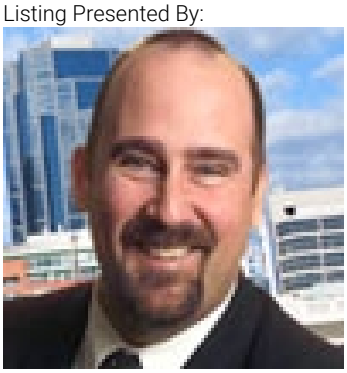
$625,000

Welcome to this beautifully finished duplex in the sought-after community of Yorkville. The bright, open-concept main floor features large windows and a seamless flow between the living room, dining area, and kitchen. The upgraded kitchen is a standout, with a large island, quartz countertops, and stainless steel appliances. A versatile main floor flex room is ideal for a home office or play area, and a convenient 2-piece bath completes the level.Upstairs, you'll find three spacious bedrooms, including a primary retreat with a 4-piece ensuite and a large walk- in closet. A second 4-piece bathroom and upstairs laundry add everyday convenience.The fully developed 2-bedroom legal basement suite with a separate entrance offers excellent mortgage-helper or investment potential. Outside, durable composite siding provides lasting curb appeal, and the oversized 22'x20' double detached garage gives you plenty of room for vehicles and storage.Modern, functional, and income-ready, this is a fantastic opportunity for families and investors alike. Book your private showing today! (id:6769)

3pc Bathroom 8.67 Ft x 7.17 Ft
Bedroom 9.58 Ft x 9.42 Ft
Bedroom 8.83 Ft x 12.17 Ft
Kitchen 11.33 Ft x 2.33 Ft
Living room 12.33 Ft x 15.08 Ft
Furnace 8.00 Ft x 9.42 Ft
2pc Bathroom 3.00 Ft x 7.00 Ft
Bedroom 10.25 Ft x 10.00 Ft
Dining room 13.67 Ft x 6.75 Ft

Kitchen 15.25 Ft x 8.58 Ft
Living room 13.67 Ft x 13.17 Ft
Other 7.17 Ft x 10.17 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
4pc Bathroom 5.00 Ft x 11.50 Ft
Bedroom 9.42 Ft x 14.58 Ft
Bedroom 9.50 Ft x 10.08 Ft
Primary Bedroom 14.08 Ft x 12.00 Ft

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