

\$629,000 - 344 Yorkville Avenue Sw, Calgary

MLS® #A2240738

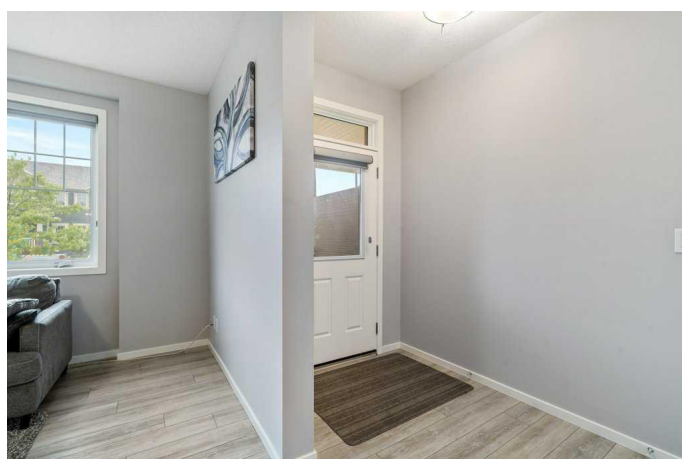
\$629,000

4 Bedroom, 4.00 Bathroom, 1,660 sqft

Residential on 0.05 Acres

Yorkville, Calgary, Alberta

Welcome to this beautifully finished and incredibly functional semi-detached home in the family-friendly community of Yorkville, ideally located in Calgary's vibrant southwest. Offering nearly 2,400 sq ft of thoughtfully designed living space across all three levels, this 3+1 bedroom, 3.5 bathroom home blends modern style with everyday practicality – perfect for growing families, first-time buyers, or those looking to downsize without compromise. Step inside to discover a bright and open main floor, where the spacious living and dining areas flow seamlessly into the well-appointed kitchen. Featuring stone countertops, stainless steel appliances, tile backsplash, and a large central island with additional storage, this kitchen is both stylish and functional – ideal for everything from casual breakfasts to holiday hosting. Durable vinyl and tile flooring adds to the low-maintenance appeal, while a well-placed mudroom with a built-in bench offers a convenient transition from the double rear-attached garage. A 2-piece powder room completes the main level. Upstairs, you'll find three comfortable bedrooms including the generous primary suite, complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring dual vanities, a soaker tub, and a large walk-in shower. The two additional bedrooms share a 4-piece bath, and a convenient upper-level laundry room makes everyday chores a breeze. The fully finished basement extends your living space with a



cozy recreation room, a fourth bedroom, a 4-piece bathroom, and a flexible bonus room â€” perfect for a home office or craft space. Thereâ€™s also plenty of storage for your seasonal items and extras. Outside, the low-maintenance landscaping means more time relaxing and less time mowing, with turf in the front yard and gravel in the back. The backyard is primed for your dream deck, with a full-length nailer board already installed â€” just add your vision and enjoy outdoor living! Yorkville is a thoughtfully planned community with scenic walking paths, parks, a central community hub, and playgrounds â€” all designed with connection and convenience in mind. Plus, youâ€™re just minutes from MacLeod Trail, giving you easy access to shopping, dining, schools, and major routes out of the city for weekend escapes. Move-in ready and offering space to grow, this Yorkville gem is the total package â€” book your showing today!

Built in 2021

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2240738 |
| Price | \$629,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,660 |
| Acres | 0.05 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 344 Yorkville Avenue Sw |
| Subdivision | Yorkville |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4K5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Attached, Garage Faces Rear, Oversized, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
| Zoning | DC |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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