

# \$850,000 - 341 Yorkville Road Sw, Calgary

MLS® #A2200546

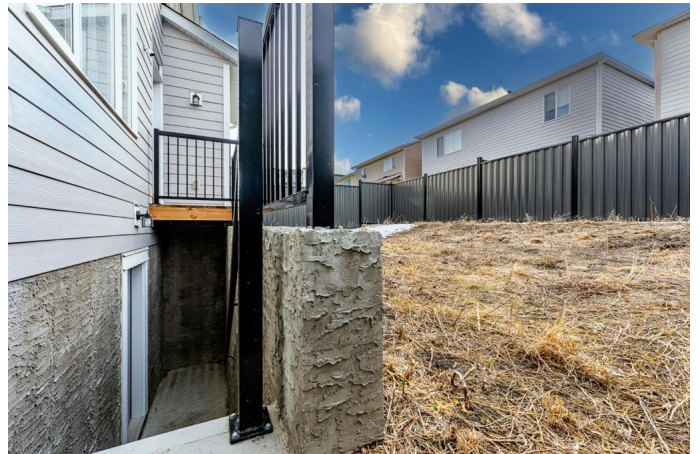
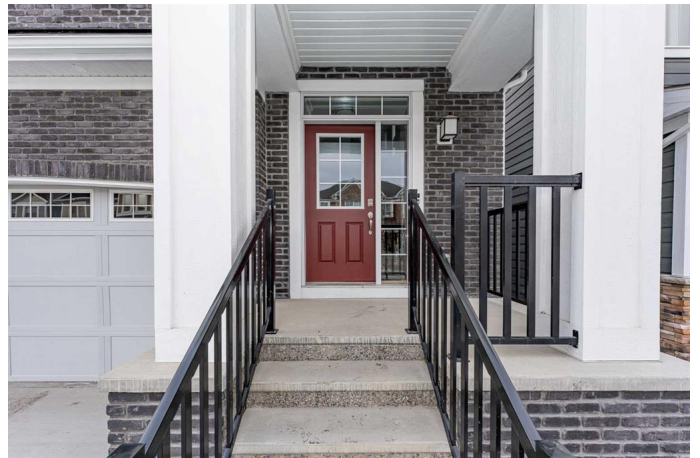
**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,305 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

FISRT-TIME HOME BUYERS and INVESTORS ALERT!!!!!!Discover an extraordinary opportunity to own this stunning NEW HOME for yourself OR TO RUN YOUR OWN AIRBNB BUSINESS as its currently been used by the sellers to run it as AIRBNB. This property comes with 4 bedrooms and 3.5 bathrooms and the brand new DOUBLE ATTACHED GARAGE with SEPERATE ENTRANCE TO THE BASEMENT with NEWLY FENCED BACKYARD with tons of HIGH END UPGRADES WORTH OVER \$100,000. ANOTHER MAIN FEATURE-Two Master bedrooms with their own spacious 3 pc Ensuite and with ONE MASTER ROOM having a HIGH-CEILING with REALLY LARGE WINDOWS. As you'll walk in you'll see below to above staircase going to the upper floor. On the main level, you will notice the FULLY UPGRADED KITCHED with HIGH END APPLIANCES tagged along with ADDITIONAL SPICE KITCHEN, living, and dining areas are seamlessly tied together with HIGH-END FINISHES throughout. The DESIGNER KITCHEN features HIGH-END CABINETERY, upgraded STAINLESS STEEL appliances, gas cooktop, HIGH-END countertops, and a massive stylish island. This house is flooded with NATURAL LIGHT throughout due to its LARGE WINDOWS. Plus, youâ€™ll enjoy the WALK-IN CLOSET of your dreams, providing lots of storage for your wardrobe. The upper level is thoughtfully designed with two additional generously sized bedrooms and a



HUGE BONUS ROOM that can adapt to your lifestyle needs to use it as a GUEST AREA or MEDIA SPACE or PLAYROOM or ADDITIONAL BEDROOM. Moreover, its prime location ensures easy access to the parks nearby, major roadways, vibrant neighborhood, shopping plazas, and the close proximity to the SOUTH HEALTH CAMPUS, Calgary's largest new hospital. Above all this house has been kept EXTREMELY CLEAN due to the fact that its been used for AIRBNB. Please note that the AC Unit is currently leased by the sellers and this can be discussed later at the time of finalizing the offer. Donâ€™t let this rare gem slip awayâ€™”schedule your private tour today and experience the HIGH-END stylish living!

Built in 2023

**Essential Information**

MLS® #	A2200546
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,305
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	341 Yorkville Road Sw
Subdivision	Yorkville
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 0R4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	40
Zoning	R-G

### Listing Details

Listing Office	MaxWell Canyon Creek
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