

\$624,000 - 344 Yorkville Avenue Sw, Calgary

MLS® #A2240738

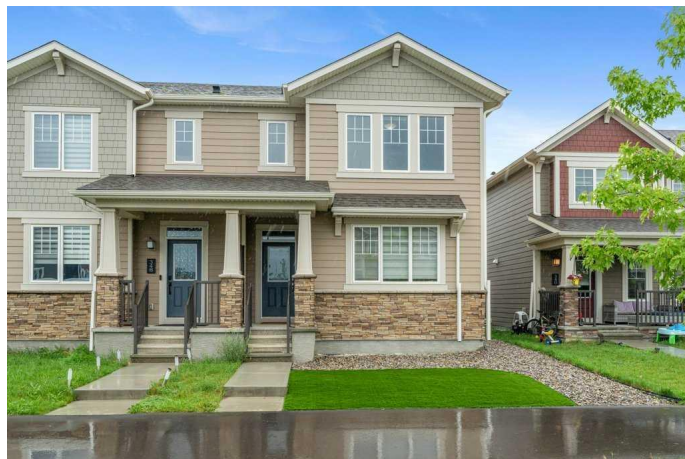
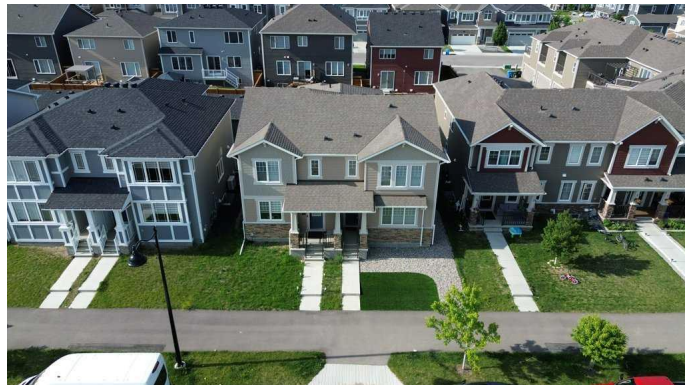
\$624,000

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	\$624,000
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
Days on Market	34
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.