

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

MLS® #A2240738

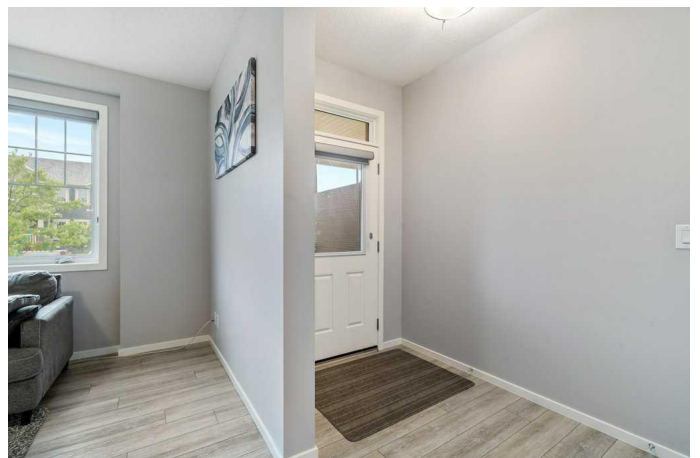
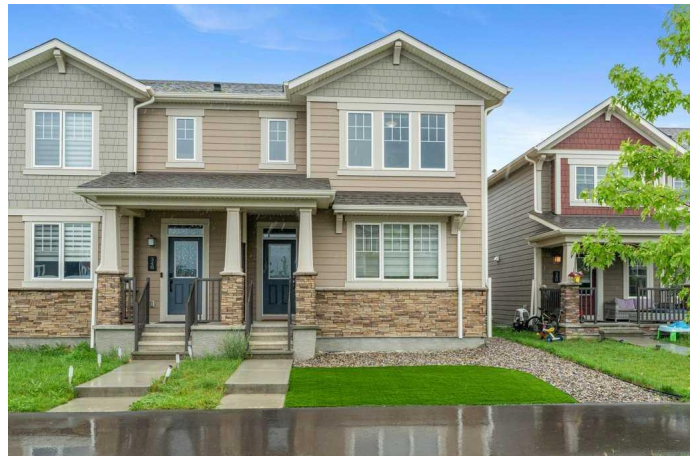
**\$629,000**

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 |
| Days on Market | 16              |
| Zoning         | DC              |

### Listing Details

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

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