

\$734,900 - 299 Yorkville Road Sw, Calgary

MLS® #A2236391

\$734,900

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

****OPEN HOUSE SUN JULY 27TH

12-2pm****Welcome to 299 Yorkville Road SW
â€” a beautifully upgraded, nearly new home
in the vibrant and fast-growing community of
Yorkville. Boasting \$100,000 in upgrades, this
thoughtfully designed property offers more
than 2,100 sq. ft. of above-grade space, plus
an additional 645 sq. ft. of professionally
finished basement space, delivering
exceptional comfort, style, and versatility.

The main floor welcomes you with a bright,
open-concept layout, enhanced by large
west-facing windows that flood the space with
natural light. The chef-inspired kitchen features
a spacious island, sleek modern finishes, and
a sunken mudroom that leads to a large
walk-in pantry â€” an ideal design for busy
households and effortless entertaining.

Upstairs, you'll find 3-generously sized
bedrooms, each with its own walk-in closet.
The primary suite includes a stylish 4-piece
ensuite, while the additional bedrooms share a
well-appointed full bath. A central bonus room
offers flexible space for a family lounge,
playroom, home office, or media room. A
conveniently located upper-floor laundry room
adds to everyday ease.

The professionally finished lower level (a
~\$50K builder upgrade) includes a separate
side entrance, a spacious 4th bedroom, 1 full
bathroom, and a versatile living area complete



with rough-ins for a wet bar and washer/dryer. Perfect for multi-generational living. This level unlocks strong income potential.

The home remains under the Alberta New Home Warranty program. Yorkville is a thoughtfully planned community with parks, playgrounds, and walking paths just steps away. Convenient access to Stoney Trail makes commuting a breeze, and nearby shopping, schools (Just 4 min to Ron Southern K-9 School), and amenities make this location as practical as it is peaceful. Don't miss your chance to own a truly move-in-ready home in one of Calgary's newest and most exciting neighborhoods.

Built in 2022

Essential Information

MLS® #	A2236391
Price	\$734,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,113
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	299 Yorkville Road Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4X4

Amenities

Parking Spaces 5
Parking Double Garage Attached
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Back Yard, Interior Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025
Days on Market 23
Zoning R-G

Listing Details

Listing Office KIC Realty

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